

The Planning Inspectorate

22 Holyrood Crescent

Crown Buildings

Wrexham

Cathays Park

WELSH GOVERNMENT - 2

LL112EN

Cardiff

23 MAR 2020

CF 10 3NQ

20th March 2020

OBJECTION TO PLANNING APPLICATION AND SECTION 78 APPEAL P/2019/0513

AT : 31 HOLYROOD CRESCENT, RHOSDDU, WREXHAM.

I write to object to the above application/appeal and at the outset would refer you to the enclosed copies of refusal to that application on two occasions 30/7/2001 and 22/8/19.

The current application relates to premises in the same block of properties as No.37 in so far it is at the opposite end of that block. I would respectfully suggest that the reasons for refusal in relation to No 31 should be, and are, exactly the same.

Although the level of traffic volumes has increased significantly since 2001, certainly since August 19 when the Hairdressing Salon opened in the same block, it has become chaotic. On some days parking has become a nightmare. Parking on the pavements and on the junction already makes dangerous situations arise. Parking alongside and at the back of the premises also presents problems.

I also enclose a copy of a report from our Chief Planning Office in 2019 which you will see endorses the parking problems yet the writer of the appeal appears to rubbish this.

It's a pity that so few nearby residents have been informed of this appeal, also it's unfortunate that we don't have the option to speak in person to the inspector before a decision is made. We see daily what goes on and the impact already on our lives.

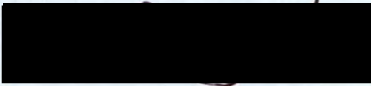
The residential amenity of the area, which has not changed since 2001, would be seriously undermined by the granting of planning permission and this has

already been recognised by our Planning Committee in taking the decision it did on two previous occasions.

The appeal has been cleverly and professionally presented but does not consider those who will have to live with the consequences if this planning application is approved.

I would therefore urge the Planning Inspectorate to reject this appeal against planning permission to Change of use from A1 Shop to A3 Food and drink.

Yours sincerely

A black rectangular box redacting the signature of Edgar Beynon.

Edgar Beynon

APPLICATION NO:	LOCATION:	DATE RECEIVED:
P/2001 /0576	37 Holyrood Crescent Rhosddu Wrexham	19/06/2001
COMMUNITY:	DESCRIPTION:	CASE OFFICER:
Rhosddu	Change of use to fast food outlet	KH
WARD:	APPLICANT(S) NAME:	AGENT NAME:
Stansty	G.Speed & R. Phillips	J. Davies

RESOLVED - That permission be REFUSED

Reasons

1. The Council considers that due to the close proximity of the site to residential properties the proposed use would be likely to have a seriously detrimental impact on

the residents of those properties by reason of increased noise nuisance and disturbance, smell nuisance and additional litter.

2. The proposed development does not make adequate provision for the parking of vehicles within the site and would therefore, be likely to encourage parking on the highway, with consequential additional danger to all users of the road and interference with the free flow of traffic.

Councillor M.G. Morris

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	BIRCH HEATH DEVELOPMENT	Code No	WRR P/2019/0513
Agent	RB SURVEYOR SERVICES LTD MR LEE COYNE WATERGATE HOUSE 85 WATERGATE STREET CHESTER CH1 2LF	Date Received	11/07/2019
		Decision Date	22/08/2019

Town and Country Planning Act, 1990

Location of application

31 HOLYROOD CRESCENT, RHOSDDU, WREXHAM, LL11 2EN

Description of application

CHANGE OF USE FROM A1 SHOP TO A3 FOOD AND DRINK

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

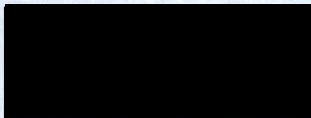
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Particulars of decision that permission be REFUSED

Reason(s)

1. By virtue of its close proximity to residential properties the proposed change of use of the building to Use Class A3 would likely have a significant detrimental impact on the residents of those properties by reason of increased noise and odour nuisance, anti-social behaviour and additional litter, contrary to policy GDP1 of the Wrexham Unitary Development Plan and the provisions of Local Planning Guidance Note No. 9 'Hot Food Take-Aways'.

2. The proposed development would significantly increase traffic generation and does not make adequate provision for the parking of vehicles within the application site. The proposed change of use would therefore encourage parking on the highway with consequential danger to all users of the highway and interference with the free flow of traffic contrary to Policies GDP1 and T8 of the Wrexham Unitary Development Plan and the provisions of Local Planning Guidance Note No. 9 'Hot Food Take-Aways'.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm

MEMORANDUM



From: Chief Officer Environment & Technical **To:** Chief Officer Planning & Regulatory
Our Ref: ET/DC/P/2019/0513 **Your Ref:** SEH/P/2019/0513
Date: 18th July 2019

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 333 515 31 Holyrood Crescent, Rhosddu, Wrexham.

Development: Change of use from A1 Shop to A3 Food & Drink.

I refer to your consultation dated 16/07/2019 in respect of the above.

Access

The proposed development site is located on Holyrood Crescent which is an unclassified, residential road subject to a 30mph speed limit.

Parking Provision

In terms of parking provision at the development site, I comment as follows:-

The existing property appears to comprise a gross floor area of 55m². The proposed A3 use would require a maximum of 1 car space per 4m² public floor space. However, details of the total public floor space have not been provided. I would recommend that the applicant provides this information. Based on a gross floor area of 55m², the proposed takeaway would require a maximum of 14 spaces.

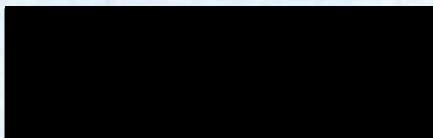
There would appear to be a service area to the rear of the retail units which I understand is shared by the existing units. This service area has 2 access points located either side of the retail units. There would appear to be very limited existing off-road parking provision allocated for the premises

The premises already appears to have a significant shortfall in parking provision compared with LPGN 16 requirements and parking demand is likely to increase if an A3 use is supported in this location.

I would consider that the proposed A3 use could result in a significant increase in parking demand and traffic generation at the site particularly if used as a takeaway. On this basis, I would not be able to support the proposed development.

I would therefore recommend that the application be **REFUSED** for the following reason:-

The proposed development does not make adequate provision for the parking of vehicles clear of the adjoining carriageway.



Chief Officer Environment & Technical