

JR Catering Providing Top Nosh
37 Holyrood Crescent
Rhosddu
Wrexham
LL11 2EN

17.03.2020

Dear Sirs

I Mrs Jill Rowlands, Sole Trader of the above address, wishes to
object to the change of use planning application

Government Ref/Planning Inspectorate ref; H6955/A/19/3241117

Wrexham County Borough Council P/2019/0513

31 Holyrood Crescent

Rhosddu

LL11 2EN

I am 1 of 3 business in the row of 4 units at present on Holyrood Crescent, my unit is a A1 and is used as a Sandwich Shop, A3 planning was refused at this address many years ago, Planning application P/2001/0576.. due to the problem with parking.

Many years later the problem has not got better so I really can not see how the unit in question could be granted A3. The flow of traffic on East Ave can be very fast with cars parked either side, throughout the day the road between the units and East Ave is used as a turn in the road point for many types of vehicles, creating busy junctions. The floor space at the unit in question would need over 12 spaces, there is just no way this would be possible, our costumers are all of 5/10 mins in our shop, the hair salon clients can be parked outside for up to 3 hours, and there is also the printers customers to consider regarding where they park. When there is road works on East Ave, tenants park on Holyrood Crescent, creating no spaces for customers, so then that creates an overspill onto the top main road of East Ave.

Next to the units is an licence Taxi company which also requires access into their property throughout the day and night with all their vehicles.

At the back of the shop the area must be kept clear and free of any parked vehicles, as access is required for delivery etc.

The shops back onto a very well used Rhosddu Primary School playing field, surely the smell of fast food would jeopardize the role of the environment, regarding children's health too.

It has been a very stressful few weeks for the nearby resistances of Holyrood Crescent since the application has been made, to see elderly neighbours heartbroken after living there 40yr or more, worried about children loitering late at night, cars up and down and litter, these are just a few problems that usually come with Fast Food outlets.

Again, no details have been put forward on the planning application as exactly what the unit would be used for, total lack of respect.

The impact on the appearance of the nearby area could take thousands of pounds off the value of their homes, with a Fast Food unit on their doorstep.

It is becoming a serious problem there already with vehicles, its a well used road that is also used as a cut through from Rhosddu Road to the main Chester Road.

Thanking You
Jill Rowlands