

Dear Sirs / Madam

Further to our concerns regarding the application to change the above property to a HMO, I understand that the landlord is seeking to appeal the negative decision made by Wrexham Local Authority.

I would like to draw your attention to the concerns of my family, which are also shared by the majority of residents on this road.

The current recording of HMO properties on Beechley Road is not an accurate reflection of the volume being used as HMO's. Some of the properties being utilised in this manner have failed to register under the Welsh Lettings Scheme, as required by law. I would suggest an under reporting of HMO's that needs clarification by the Local Authority before it can make any informed decision on an appeal.

The frequency and seriousness of the anti social behaviour in this area has increased in recent times, street robbery of a vulnerable elderly lady being the most shocking. The concerns of residents on this street have consistently been minimised by the Local Authority - rubbish, volume of vehicles, and dangerous driving being some identified. I accept that this is a 30 mile zone, however according to law, you should drive at a speed that is appropriate and safe. Just because it's 30 doesn't make it safe for a school bus carrying children to travel at 30 with oncoming vehicles in the road and cars Parker at either side. I would also draw your attention to the attached photographs. This is the vehicle used by yourself to transport your employees to the address in question. Parked on a double yellow, on a corner, blocking visibility at a junction at 3.00pm on a school day. This picture is reflective of the risks that will be placed on every pedestrian using these streets if this HMO is permitted.

In addition, we have suffered a high volume of vehicles on the opposite end on Beechley Road as a result of the new community centre. There is insufficient parking for service users and also insufficient parking for those residing in the new homes on Brynycabannau Road. We are becoming trapped at both ends of Beechley Road, and often witness stands-off's in the street when neither party are prepared to move their vehicles. We are not a car park, and we should not be utilised as an overflow for the busy traffic on the Kingsmills Road.

The landlord of 82 has already demonstrated an unwillingness to comply with regulations, having moved tenants into the property on the pretence of work being completed, and it would be reasonable for us to expect poor compliance of regulations in the future.

I thank you for your time, and look forward to a positive outcome for all concerned.

Kind Regards

Hywel Hughes and family





Sent
from my iPad

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