

**Mr S. D. Roberts & Mrs C. A. Roberts**  
**69 Beechley Road**  
**Wrexham**  
**Wrexham County Borough**  
**LL13 7AU**  
**Tel: 01978 262720**

**The Planning Inspectorate**  
Crown Buildings  
Cathays Park  
Cardiff  
CF10 3NQ

**Your ref: H6955/A/18/3217151**

10<sup>th</sup> December 2018

Dear Sir/Madam,

**Re: Change of Use - 82 Beechley Road**

Further to a letter received 8<sup>th</sup> December 2018 from Wrexham County Borough Council with regards to the above property, we would state that we are opposed to the change of use as we feel this causes several issues.

1. Potential for approximately 7no. additional vehicles in an already congested location.
  - a. It would appear, that some rooms have already been let as the parking is already a major issue and the occupiers are parking on the pavement blocking pedestrian access and also on illegally parking on the double yellow lines adjacent to the property.
2. Off street parking is not available to this property and the plans shown in the application are grossly inaccurate dimensionally and vehicular access as they are suggesting cannot be provided due to the lack of space. This would also cause an real traffic and pedestrian hazard.
3. The waste refuge currently being left at the property is considerable and overflows the wheelie bins, if more occupants are allowed then this will increase dramatically causing further environmental issues.
4. I would also ask what arrangements have been made for Fire Safety as there are no fire escapes to this property.

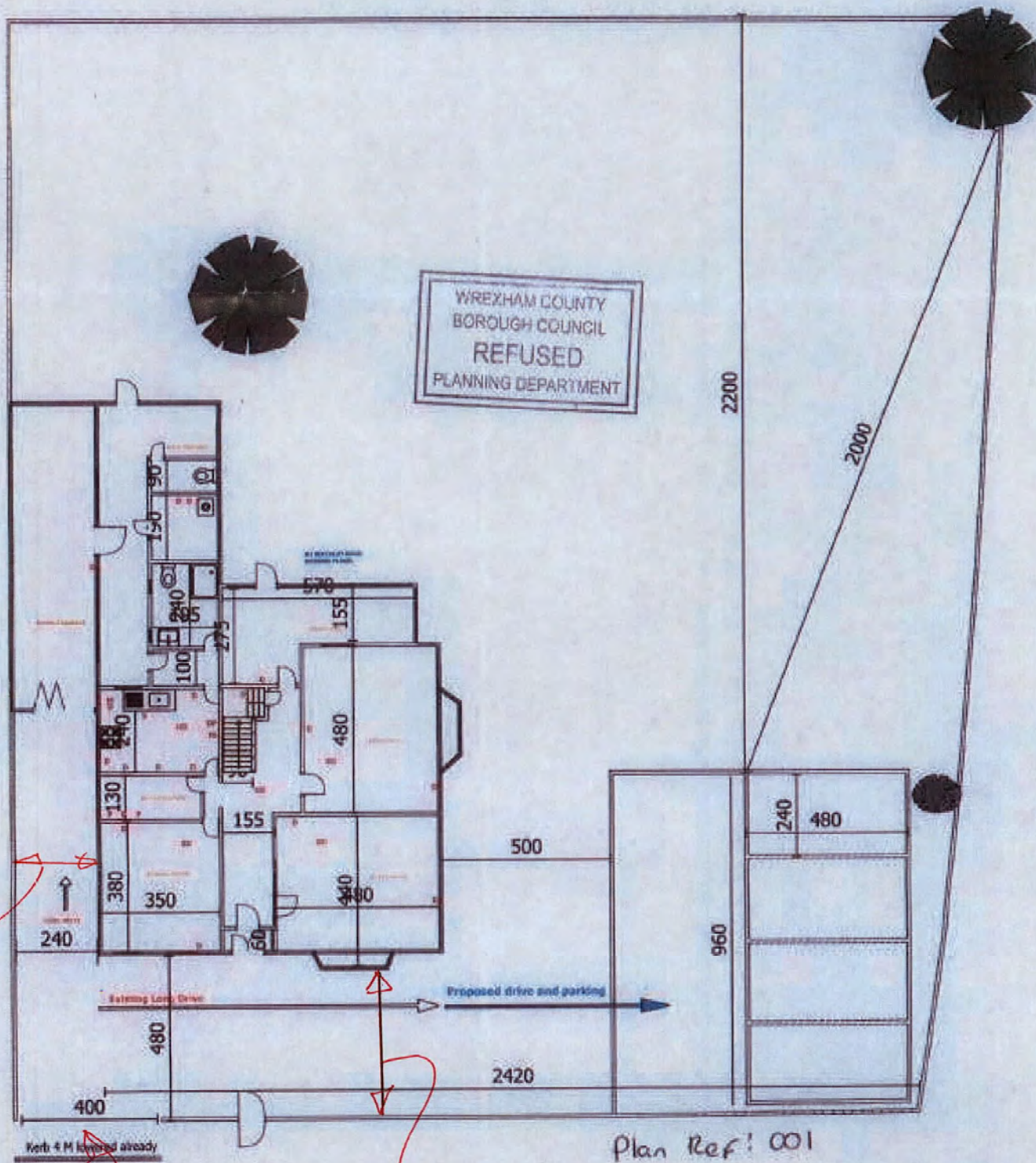
In closing, we believe that this change of use is poorly thought out, has NO off-street parking and is a potential Environmental, Health & Safety and Fire Risk to not only the occupants but to the surrounding properties.

Your sincerely,

Stuart Roberts

Cheryl Roberts

## 82 Beechley Road. Existing and Proposed Drive and Parking



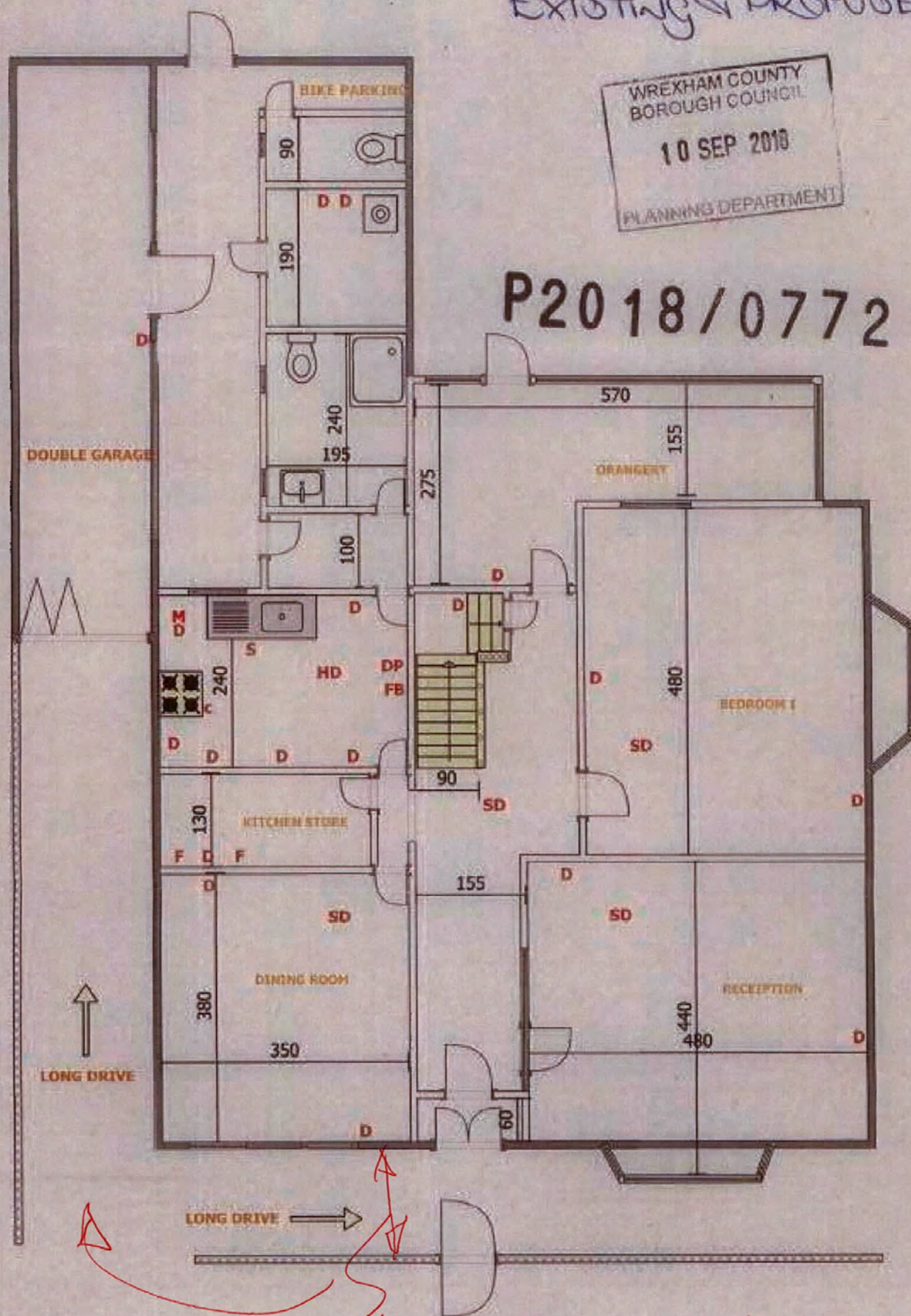
THIS AREA IS NOT WIDE ENOUGH  
FOR VEHICULAR ACCESS.

Too Many Fed CARS

EXISTING & PROPOSED.

WREXHAM COUNTY  
BOROUGH COUNCIL  
10 SEP 2010  
PLANNING DEPARTMENT

P2018/0772



Very narrow - not enough room  
for a car.

MR AND MRS ROBERTS  
69  
BEECHLEY ROAD  
WREXHAM  
LL13 7AU

Your Ref/Eich Cyf  
Our Ref/Ein Cyf  
Date/Dyddiad  
Ask for/Gofynner am  
Direct Dial/Rhif Union  
E-mail/E-bost

P/2018 /0772  
05/12/2018  
Sharon Williams  
01978 298785  
[sharon.williams@wrexham.gov.uk](mailto:sharon.williams@wrexham.gov.uk)

**Town and Country Planning Act 1990**  
**Section 78 Appeal at: , GARTHWYN, 82 BEECHLEY ROAD, , WREXHAM**

***Dear Sir/Madam***

I am writing to inform you that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site and will be determined by an Inspector appointed by the Welsh Ministers.

The appeal follows this Council's determination of the application. The appeal is to be decided on the basis of Written Representations.

As an interested party/neighbouring occupier, you may wish to make representations in connection with this appeal to The Planning Inspectorate.

Any comments from consultees made at application stage will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to make any additional comments you should do so within **four weeks of the start date** shown overleaf. If any representations are submitted after the deadline, they will not be seen by the Inspector and they will be returned. Please note any comments you make must not exceed 3000 words.

The address for The Planning Inspectorate is:-

The Planning Inspectorate  
Crown Buildings  
Cathays Park  
Cardiff CF10 3NQ

Alternatively you may make your comments by e-mail to: **[wales@pins.gsi.gov.uk](mailto:wales@pins.gsi.gov.uk)**

The documents relevant to this appeal can be viewed on the Appeals Casework Portal website <https://acp.planninginspectorate.gov.uk> and entering the last seven digits of the planning inspectorate reference number in the "Search for a Case" box.

Alternatively you can view the Appeal form and accompanying documents on our website [www.wrexham.gov.uk/plans](http://www.wrexham.gov.uk/plans) quoting the planning reference number.

A copy of the leaflet "A Guide to Engaging with The Planning Inspectorate Wales on the Welsh Government Website" <http://gov.wales/topics/planning/appeals/appeals-guidance-and-information/?lang=en>

Please note that if you wish to receive a copy of the appeal decision letter, please inform the Planning Inspectorate of this when you write to them.

**Planning Reference:**

P 2018 0772

**Site Address:**

GARTHWYN  
82 BEECHLEY ROAD  
WREXHAM

**Site Description:**

CHANGE OF USE TO HOUSE IN MULTIPLE OCCUPATION (HMO) 6 NO. BEDROOMS  
WITH 7 NO. OCCUPANTS IN TOTAL

**Welsh**

**Government Ref/Planning Inspectorate ref:**

H6955/A/18/3217151

**Start Date:**

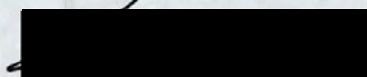
30/11/2018

**Appellant's Name:**

MR JENNIS KONADAN

If you have any further queries regarding the above please do not hesitate to contact the above named officer on the details shown above.

Yours faithfully

A black rectangular box redacting the signature of the Head of Environment and Planning.

Head of Environment and Planning

**Mr S. D. Roberts & Mrs C. A. Roberts**  
**69 Beechley Road**  
**Wrexham**  
**Wrexham County Borough**  
**LL13 7AU**

**Wrexham County Borough Council**  
Guildhall,  
Wrexham,  
LL11 1AY

**Your ref: P/2018/0772**

25<sup>th</sup> October 2018

Dear Sir/Madam,

**Re: Change of Use - 82 Beechley Road**

Further to your letter received 24<sup>th</sup> October 2018 with regards to the above property, we would state that we are opposed to the change of use as we feel this causes several issues.

1. Potential for approximately 7no. additional vehicles in an already congested location.
  - a. It would appear, that some rooms have already been let as the parking is already a major issue and the occupiers are parking on the pavement blocking pedestrian access and also on illegally parking on the double yellow lines adjacent to the property.
2. Off street parking is not available to this property.
3. The waste refuge currently being left at the property is considerable and overflows the wheelie bins, if more occupants are allowed then this will increase dramatically causing further environmental issues.
4. I would also ask what arrangements have been made for Fire Safety as there are no fire escapes to this property.

In closing, we believe that this change of use is poorly thought out, has NO off-street parking and is a potential Environmental, Health & Safety and Fire Risk

Your sincerely,

Stuart Roberts

Cheryl Roberts