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The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff

CF10 3NQ

13th December 2017

Ref : H6955/A/17/3189013

Dear Sir/Madam

Planning Ref P/2017/0277-Section 78 Appeal at 10 Talbot Rd, Wrexham for change of use to HMO (in retrospect)

I refer to the above appeal which follows determination of the application by Wrexham County Borough Council. The appeal site lies within the Offa Community Council area and the Community Council fully supports the Borough Council in their determination of this matter. The Community Council resolved to object to this application on the following grounds:

- The development is over intensive with rooms that are far too small and do not meet licensing standards.
- There is no garden amenity area.
- Whilst it is accepted that the planning inspectorate has approved conversion to 2 flats this current application for a HMO is in retrospect and is not acceptable. It will add to the already difficult highways parking problems in the area.

I hope that the Community Council's views can be taken into account when this application is determined. I should be grateful to receive a copy of the Appeal decision in due course.

Yours faithfully

Karen Benfield

Clerk to the Council

