

From: [REDACTED]
To: [Wales](#)
Subject: Section 78 Appeal at: 8 Albert Street-Planning Ref P 2017 0611- Welsh Government Ref H6955/A/17/3184514
Date: 04 October 2017 11:30:16

To Whom It May Concern,

With reference to the above property I write to express my concerns over the proposed appeal planning application. My reasons for doing so are as follows:-

We already have HMO properties in Albert Street, and I question if any of these are legal; I suspect they are not! There are also several flats backing onto the street belonging to the takeaway premises located on Kingsmills Road. There are only 24 houses in Albert Street and 50% of these are already rental properties.

We have three businesses based at the top of our Street, two of which are located on both corners of the street, and the other being on the main Kingsmills Road. Customers of all three businesses use Albert Street to park their vehicles when using the services and facilities they offer.

As you can imagine, being such a narrow busy street, parking our car is extremely problematic. On top of this, the vast majority of households have vehicles, some possibly 2 or more. In addition to this, the street was made one way due to congestion issues. Since then we have a new housing estate that has been built at the bottom of Bury/Albert Street, and this has increased the amount of traffic on Albert Street. In addition to this, vehicles can be seen regularly abusing the one-way system.

I have witnessed emergency services, and also refuse vehicles, struggling to get down the street due to the increased number of cars on Albert Street. Furthermore, over the last few years, our vehicles have been bumped on several occasions and quite often have wing mirrors ripped off. It is extremely frustrating when you enter your vehicle and the person who has done this has driven off leaving my family with the cost of repair.

If the plans go ahead, it will have an immense impact of the residents of our street. Common sense should prevail, and, if you are converting a three-bedroom house into a six-bedroom property, then this will only increase the parking problems further. I have no doubt each occupant will have a vehicle, some maybe two (you can state that only 3 vehicles will be allowed per household, but lets be quite honest, who is going to police this?), so the problems can only increase on our street.

I have lived in Albert Street for over 45 years, and during this time, I have seen

this street decline. No one cares about our street any more, only those residents who own the properties themselves. We already have to put up with the noise during all hours of the night, the disgusting rubbish that is left lying in the street for months on end, and the overflowing bins due to the HMO(illegal ones). It saddens me to hear that we are expected to accommodate an extra six rooms in a three bedroom property, and all that goes with this!

We as residents also have concerns as the gentleman who is proposing the planning has actually been prosecuted previously by the council and fined £17,500 in 2015 for non compliance.

I would be grateful if you could let me have a copy of the appeal decision once this has been made. I look forward to receiving your response at your earliest convenience.

Yours faithfully,

Mr and Mrs Morris

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