

From: [REDACTED]
To: [Wales](#)
Cc: [REDACTED]
Subject: [REDACTED] eet, Wrexham
Date: 30 November 2017 09:27:13
Attachments: [image001.jpg](#)
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[image003.jpg](#)
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Dear Sirs

**Welsh Government planning inspectorate ref no
H6955/A/17/3188092**

61 Regent Street Wrexham

I wish to comment regarding the above planning appeal. This application relates to the building next door to our business at 63/65 Regent Street, Wrexham. We run a successful business which brings income and jobs to Wrexham town centre and comprises giving advice to members of the public on their financial planning affairs. The location is in the middle of other professional and business services which is located on the main arterial route in Wrexham town centre. We have spent a substantial amount of money in ensuring our premises are of a high standard which allows our clients to feel comfortable in visiting our premises to conduct their business. Similarly our staff members – 24 located at our office – know they are working in a pleasant and safe environment.

The proposed application means that the character of this location will change with an overall downgrading of the whole area. As a result it is very likely that it will no longer fit in with the type of business and brand we have created here. Our clients are likely to feel uncomfortable in visiting our offices and staff members will not feel safe in coming to work. It is likely to have a serious effect on our ability to attract new clients and staff members in future.

Therefore to maintain the integrity of our brand it is very likely we will move our business to another location which will mean that there will be a loss of business to Wrexham town centre as a whole and business rates to the local authority. In addition the presence of a HMO next door will also make it more difficult to attract new business/office tenants to take over our premises which will no doubt mean that we will need to consider an alternative strategy. This is likely to mean we will also apply for change of use to a HMO to maintain the value of our investment. This is unfortunate for the town as it will lead to a proliferation of similar developments in this area.

As a local resident who feels proud of the fact that we help bring good quality jobs and income to Wrexham town centre I would be very sad to see the whole environment in one of main arterial routes in to the town being downgraded in this way and there is no doubt that approval of this application will result in that happening.

Councillor Phil Wynn covered the more practical issues in his email to Wrexham council on the 26th September which I have copied below, however I hope you will also consider the wider impact of this application on our own business as I have mentioned above when considering this appeal.

From: Phil Wynn
Sent: 03 September 2017 17:46

To: Kevin Hughes

Subject: Planning Application P/2017/0674 (Conversion Of Existing Commercial Property Into 5 Bedroom HMO).

Dear Kevin

Having visited the above premises I wish to register my objection to the planning application for the following reasons:

1. The property is located in the Grosvenor Rd Conservation Area on a main arterial road into Wrexham and will in my opinion do nothing to compliment the aspirations of the Conservation Area as it will result in a potential domino affect whereby a well established row of commercial properties will in time become low cost residential accommodation.

2. Having viewed a car parked immediately to the rear of the property it is my belief that two cars parked in this location will leave minimal width for the five occupants to exit the rear door to the property when needing to gain access to the communal waste bins or cycle storage facility.

3. The only amenity space connected to the property is to the front, which has the potential to be used as a seated area for the five occupants and their visitors. This would be in full view of visitors to the town-centre travelling along Mold Rd and has the potential to create a noise disturbance for the businesses that trade from the adjacent properties.

4. There is inadequate space to the rear of the property to provide a clothes drying area so this could only occur at the front of the premises which I would argue is not conducive to maintaining a vibrant row of commercial properties.

5. The property was bought by the current owner as commercial premises and as such should not seek to undermine the appearance of the row of commercial properties just because a HMO use would maximise the market value for himself.

6. The current rear detached car-park when in full use would result in two vehicles being blocked in by a further two vehicles parked immediately behind them. This arrangement, whilst acceptable when operated by co-workers from the premises, does not work for five unrelated occupants who may well work shifts. This has the potential to create disputes amongst the occupants.

7. The internal layout of the proposed HMO will operate at the low rent end of the market as the toilet/wash facilities are communal in nature and located on the ground floor rather on the first floor, which would better serve the occupants. This I appreciate would compromise the profitability of the proposed development.

8. I question whether the proposed layout would meet with building regulations as the only door exit from the communal room is via the communal kitchen.

This planning application is clearly motivated by profit rather than the desire to provide low-cost accommodation and will do nothing to enhance the reputation of our town-centre, the well-being of the occupants or the businesses occupying the neighbouring commercial properties and should therefore be recommended for refusal.

I am willing to attend a site visit with you to go through my concerns if you feel that would be

beneficial in you arriving at your Recommendation.

Regards

Cllr P. Wynn

Y Cyngorydd/Councillor Phil Wynn

Aelod Arweiniol dros Addysg - Lead Member for Education

Elected Member for the Brynyffynnon Ward

Your faithfully

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