

From: [REDACTED]
To: [Wales](#)
Subject: H6955/A/17/3184514
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I wish to make a number of objections in regard of the planning application for 8 Albert Street, Wrexham LL13 8NT. As a near neighbour of this site I am of the view that the proposed development will have a detrimental impact on resident's safety and well-being. My specific objections are as follows:

Increased traffic

I believe highway safety will be compromised due to the increased volume of traffic that will result from this bedsit conversion. The road is already narrow and has a higher volume of traffic due to its use both by local residents and commercial properties such as a hairdressers and post office. In particular, this is dangerous for the number of children in the area who have a right to play and be safe in their community.

Increased parking demands

I believe that the proposed development does not provide sufficient parking space to meet the requirement of the new bedsits as there is already intense on street parking pressure on Albert St. from existing residents and commercial properties on Kingsmills Road. I believe the proposed additional parking provision will damage both highway safety and residential amenity. The presentation of a survey by the landlord of the 146 bedsits he currently holds cannot be taken into account in this case for a number of reasons. Firstly, I would like more information on the collection of his data and how accurate it is. It is difficult to get 100% returns on gathering information of any kind and so we would need verification on its accuracy. We also cannot make any statistical conclusions without knowing more of the type of property and area in Wrexham they are in.

Number of HMO's

There appears to be a number of HMO's within the surrounding area particularly Kingsmill's Road which has resulted in increased parking, traffic, littering and waste disposal.

Noise, anti-social behaviour

Many of the residents in Albert St are fearful of this new property being managed incorrectly. We would like the Local Authority to consider this matter when making decisions of siting HMO's within vulnerable communities as many of the residents of Albert St are retired, have health issues or have young children.

Town Overcramming

I believe the conversion of this single dwelling house to six bedsits will result in overcramming of a small street which already has houses of dual occupancies and this will have a negative impact on the well-being of existing residents.

I would also like to counter the argument that the Planning Committee is not looking at the whole issue of HMOs and the need for cheaper housing. What we need in Wrexham is decent accommodation for single people by landlords who look after their properties and care about the communities they are in. There are many opportunities within the town centre for the conversion of properties. However, it is not in the interests of anyone to convert family homes

in small communities to HMO's. I believe it is in the best interest of the people as a whole for the Planning Inspectorate to look into the decimation of communities when converting family homes to HMOs. Before you overturn planning decisions made by local planning committees who know the area look into the growing evidence of the destruction of community through HMOs. We would ask that you respect the Councillors on the Planning Committee who know the area not from statistics but by living here and understanding the needs of all the people.

Yours sincerely

Lynne Mort

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