

Cyngor Cymuned RHOSDDU Community Council

Cadeirydd / Chairman

Councillor I D Bithell, MBE,
27, Clarence Road,
Rhosddu
Wrexham
LL11 2EU

Clerc / Clerk

E N Hodges
12, Miller Road,
Brymbo
Wrexham
LL11 5FH



Tel:- [REDACTED]

DEAR SIR/MADAM

S, 78 APPEAL - THE ELMS,
RHOSDDU ROAD, WREXHAM.

REF H 6955/A 17/317 6350.

RHOSDDU COMMUNITY HAS RESOLVED
TO REPEAT ITS OBJECTIONS TO THE
GRANTING OF PLANNING PERMISSION, AS
PER ITS LETTER OF 27th JANUARY 2017,

COPY ENCLOSED.



CLERK

PLANNING INSPECTORATE
WALES - CARDIFF

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27th. January 2017.

GOVT REF

H69 55/A/17/317 6350

Dear Sir,

PLANNING APPLICATION – P/2016/1111
THE ELMS, RHOSDDU ROAD, WREXHAM

I refer to the above application which was considered by my Council yesterday evening.

The Rhosddu Community Council wishes to **OBJECT** to the proposals on the following grounds:-

1. The proposal to extend the premises will inevitably increase the capacity of the building for more employees and more visitors / clients. As stated in the Application, the staff and visitors / clients from Hafod will transfer to the Application Site, and will be in addition to the existing staff and visitors / clients already using the Elms.

The Applicants admit there is no existing dedicated disabled parking at the Elms, but promise to provide some. This will again increase pressure on non disabled parking.

The Applicants state that parking is available at Ramano, but this is not within the Application Site. If the Applicants were serious in using Ramano as parking for people from the Elms the Ramano parking area would have been included in the Application Site, and a S106 Agreement or Planning Conditions could have linked the Ramano parking to the Elms.

Rhosddu Community Council **OBJECTS** on the grounds of over development and inadequate parking facilities being provided for the overall development proposal, and the proposed extension being an over development of a small site.

2. There will inevitably be an increase in traffic to and from Application Site as stated above. The access is on to Rhosddu Road which is the main access in to and out of the Bus Station on King Street. Also, Rhosddu Road is the main access and egress from Yale / College Cambria which has a plethora of buses and cars at the beginning and end of the College day.

Rhosddu Community Council **OBJECTS** on the grounds of poor access on to a busy road.

3. The Applicant proposes that there will be an increased number of visits from substance misusers (colloquially known as drug addicts) to the Application Site as a result of transferring some operations from Hafod.

The Rhosddu Community Council **OBJECTS** on the grounds of the detrimental effect the proposal will have on the amenity of adjacent occupiers, in particular the occupiers of Yale College Cambria which borders the Application Site on 2 sides.

When one hears of concerns being raised about having sweet shops next to Schools because of the health fears, to allow an expansion of a facility for drug users to frequent immediately adjacent to a sixth form college is sending out the wrong message to these young people. Furthermore, the Applicant makes great play on the fact of the proximity to the Bus Station and Railway Station as most of their clients will be using those facilities. Personally, I would not want my child coming out of Yale, and waiting in a Bus Station where drug users are waiting for a bus.

Drug users have a medical condition and should be treated in a hospital environment, not next to a sixth form college.

4. The Applicants propose to fell some trees (which are protected by virtue of the Conservation Area status). These trees are not affected by the proposed development and are a feature adjacent to the Rhosddu Road / Link Road junction. The Rhosddu Community Council **RECOMMENDS** that no trees be felled until a proper landscaping scheme has been agreed by the Planning Officer and the Conservation Officer.
5. A Listed Building Application will be required before development can commence.
6. The internal arrangements do not appear to provide sufficient fire escape proposals.

I would draw to your attention the following quotes from the Wrexham Leader dated Friday January 27th 2017 in support of the Community Council's views.

"King Street Coffee Shop co-owner Andy Gallanders, has been based at the bus station for 10 months, a notorious hotspot for anti social behaviour .."

"Mr Bateman (of Supreme Signs Lorne Street) said the presence of anti-social behaviour and drug users had been affecting his business There were people dealing out the back and we got really sick of it. Young women were afraid and intimidated to come here because of it.."

"Steve Campbell from Cais, one of the numerous support agencies in the area for people with drug, alcohol, mental health and housing issues, said "People have valid concerns about anti social behaviour, and with regards to paraphernalia, some of that is from our service users and some of it isn't.""

The service is attracting drug users from far away. The Leader quotes Rachel who "moved to the area from Colwyn Bay

Because of the amount of anti social behaviour the Police have had to deploy additional personnel and resources to the area. The cost of funding this policing should be borne by those causing the problem. I would, therefore, suggest that if the Planning Department is minded to grant Planning Permission, then the Applicant should be required by a Section 106 Agreement to pay to the Police a sum to cover their additional costs arising out of the development.

Members will be aware that Football Clubs and the like have to pay the Police for policing football matches where anti social behaviour is likely to occur, and this is no different.

Yours faithfully,

CLERK

Head of Environment and Planning
Wrexham C B Council
16, Lord Street
WREXHAM