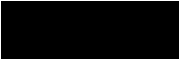
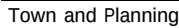


From: 
To: 
Subject: Town and Planning Act 1990. Section 78
Date: 21 August 2017 12:27:44

Appeal at 64 Pen Y Bryn, Wrexham

In reply to your letter dated 13/7/17 regarding the above property and the intention to turn it into a HMO.

I run a business at 60 Pen Y Bryn and reside in the upstairs flat at the same address.

My concerns about the proposed planning application mainly concern 3 areas:-

- a) Increase in Traffic / Parking
- b) Changing use from a retail outlet to a HMO in an area designated for shops.
- c) Plan to develop the property on land that is for shared access for adjacent businesses

a) Increase in Traffic / Parking

Currently the business at 64 Pen y Bryn has about 5 employees of who only 1 or 2 are regularly on site, the business has a space for one vehicle to park in the area behind the building with other staff using the half hour spaces at the top of Ruthin Road or other parking spaces further down Ruthin Road or in the surrounding areas. A HMO for 8 or 10 people would generate a significant increase of vehicles needing to be parked in the immediate area. Parking is already an issue and this change to a HMO will further exacerbate this. 8 HMOs would have vehicles for some or all of the tenants plus their visitors and there simply is no provision locally for this increase in demand for parking. There have been numerous crashes in recent times at or near the Pen y Bryn/ Ruthin Road/ Ruabon Road junctions as this is a busy thoroughfare into Wrexham with restricted vision for cars pulling out of Ruthin Road. Increased parked vehicles in the area cannot help this situation.

b) The area of Pen Y Bryn that 64 is on is a designated shopping area. There is already a HMO on the opposite corner of Ruthin Road that has been for sale for some time, another HMO on the corner where 64 stands would detract aesthetically from the surrounding on what is a gateway to Wrexham Town Centre. I feel that the building should be retained as a retail development and stop this area of Wrexham sliding into bedsit land or as the Wrexham Leader Newspaper described it a bedsit ghetto.

c) The area at the back of 64, 62, 60 and 58 Pen Y Bryn is a shared area for access to the businesses at these addresses. The plan for 64 shows the development of a cycle shed type building onto this shared access area that is not owned by 64. The Estate Agent involved in the sale have been informed and Solicitors have been contacted. The current owner agrees that the plans infringed an area that was not owned by No 64.

For these main reasons I would ask you to look unfavourable on this application. It was rejected by the Planning Meeting of Wrexham Council and I feel that you should uphold their decision even though there have been some small changes to the plan since then.

Yours Faithfully

Paul Murphy
60 Pen y Bryn
Wrexham

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