



HOUSE OF COMMONS
LONDON SW1A 0AA

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff
CF10 3NQ

6 October 2017

Our Ref: ZA19974

Dear Sir/Madam

RE: HMO 8 ALBERT STREET.

I write with regard to the appeal launched by the applicant for a HMO at the above property.

Their main concerns centre on the already difficult parking situation on the street, which will be made even worse by the presence of a further 6 residents in one property. The street itself is a narrow terraced street which was made one way precisely because of the potentially dangerous situation on the street.

In addition, they have raised the potential knock on effect of congestion at the top of the street, with two shops on the corner with Kingsmills Road. They also believe that there will be an increase in noise, potentially anti social behaviour and litter.

In addition, my constituents have made it clear that the nature of the street has changed markedly in recent years. The amount of privately rented properties has increased massively and now constitutes over 50% of the residents. The HMO would therefore increase the level of privately rented properties to an unacceptable level which would effect the area detrimentally and damage social cohesion in the area.

Constituents have also raised concerns about the landlord of the

IAN LUCAS
MEMBER OF PARLIAMENT FOR WREXHAM



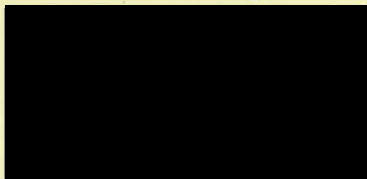
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property. Mr Arran Pritchard has previously had convictions in relation to a previous HMO. As such this should be taken into account when looking at any possible HMO operated by this person and an assessment should be made as to whether he is a fit and proper person to operate a HMO.

I would be grateful if you could look very carefully at the concerns raised by residents when considering the appeal and understand the very real anxiety the application has caused.

Yours sincerely



Ian Lucas M.P.

IAN LUCAS MP
CONSTITUENCY OFFICE
VERNON HOUSE
41 RHOSDDU ROAD
WREXHAM
LL11 2NS

Your Ref/Eich Cyf
Our Ref/Ein Cyf
Date/Dyddiad
Ask for/Gofynner am
Direct Dial/Rhif Union
E-mail/E-bost

P/2017 /0611
26/09/2017
Sharon Williams
01978 298785
sharon.williams@wrexham.gov.uk

Town and Country Planning Act 1990
Section 78 Appeal at: , 8, ALBERT STREET, , WREXHAM

Dear Sir/Madam

I am writing to inform you that an appeal has been made to the Welsh Ministers in respect of the above-mentioned site and will be determined by an Inspector appointed by the Welsh Ministers.

The appeal follows this Council's determination of the application. The appeal is to be decided on the basis of Written Representations.

As an interested party/neighbouring occupier, you may wish to make representations in connection with this appeal to The Planning Inspectorate.

Any comments from consultees made at application stage will be forwarded to the Planning Inspectorate and copied to the appellant and will be taken into account by the Inspector in deciding the appeal.

If you wish to make any additional comments you should do so within **four weeks of the start date** shown overleaf. If any representations are submitted after the deadline, they will not be seen by the Inspector and they will be returned. Please note any comments you make must not exceed 3000 words.

The address for The Planning Inspectorate is:-

The Planning Inspectorate
Crown Buildings
Cathays Park
Cardiff CF10 3NQ

Alternatively you may make your comments by e-mail to: **wales@pins.gsi.gov.uk**

The documents relevant to this appeal can be viewed on the Appeals Casework Portal website <https://acp.planninginspectorate.gov.uk> and entering the last seven digits of the planning inspectorate reference number in the "Search for a Case" box.

Alternatively you can view the Appeal form and accompanying documents on our website www.wrexham.gov.uk/plans quoting the planning reference number.

A copy of the leaflet "A Guide to Engaging with The Planning Inspectorate Wales on the Welsh Government Website" <http://gov.wales/topics/planning/appeals/appeals-guidance-and-information/?lang=en>

Please note that if you wish to receive a copy of the appeal decision letter, please inform the Planning Inspectorate of this when you write to them.

Planning Reference:

P 2017 0611

Site Address:

8
ALBERT STREET
WREXHAM

Site Description:

CONVERSION OF DWELLING (USE CLASS C3) TO HOUSE IN MULTIPLE OCCUPATION (HMO) (USE CLASS C4)

Welsh

Government Ref/Planning Inspectorate ref:

H6955/A/17/3184514

Start Date:

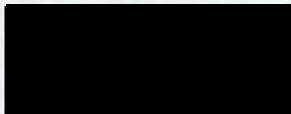
22/09/2017

Appellant's Name:

MR ARRAN PRITCHARD

If you have any further queries regarding the above please do not hesitate to contact the above named officer on the details shown above.

Yours faithfully

A black rectangular box redacting the signature of the Head of Environment and Planning.

Head of Environment and Planning