



c/o Price Brothers,
62, Pen y Bryn,
Wrexham.
28/7/2017

Dear Sirs,

RE. P/2017/0329.

I wrote in support of the decision by Wrexham Council's planning committee not to allow the change of use of the premises at 64, Pen y Bryn, Wrexham from a shop to a house for multiple occupation (HMO).

The applicant, Mr. Davan Pritchard, has, I understand lodged an appeal with yourselves.

In a recent press report Mr. Pritchard argues that in the "mixed use area" of Pen y Bryn there are currently "11 retail premises and two HMOs". He continues "If this development went ahead there would still be 10 retail uses, the number of HMOs would be increased by one."

In my opinion, he trivialises the impact another HMO would have on the area as a whole.

One HMO regrettably means another 10 residents potentially capable of adding to the anti-social behaviour already existing in the area. Traders, law abiding residents, shop customers and others like myself who work in the area will feel intimidated. In all probability shop customers will choose to shop elsewhere and so the traders will lose business and workers may then lose their jobs.

Undoubtedly none of this would affect Mr. Pritchard as he will be nothing more than a "rent collector" from the comfort of his home or office.

As Mr. Pritchard points out there are already two HMOs in this area. Such establishments should be fairly distributed throughout

Wrexham and the comparatively small area of Pon-y-Bryn does not deserve to have a third.

With respect, Wrexham Councilors know the area better than officers of the Planning Inspectorate based in Cardiff.

Please uphold their decision and reject this appeal.

Yours Faithfully

