

From: [REDACTED]
To: [REDACTED] [Wales](#)
Cc: [REDACTED]
Subject: Welsh Government Ref/Planning Inspectorate ref: H6955/A/16//3160316
Date: 11 December 2016 20:44:53

Ref : P 2016 0698

The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff CF10 3NQ

Date: 9 December 2016

Dear Sir/Madam,

Description: Section 78 Appeal at: Unit A, Maesgwyn Road, Wrexham

In my capacity as the County Councillor for the ward covering the above application I have canvassed those residents living opposite the retail carpet unit. Those residents whom I was able to speak with, acknowledged their concerns relating to:

carpet being cut on the street,

additional demand for car-parking spaces on what is a residential side street,

as well as large HGV truck straddling the pavement outside the unit, which forces pedestrians to walk in the street, especially if they are pushing a pram,

However their preference is not to see the unit used for car repairs, which is the current permitted use of the unit. Their concerns relate to noise generated from generators etc being used to repair cars, along with the shutter doors either being left open all day or opened and closed throughout the day thereby causing a noise nuisance.

I acknowledge that the HGV delivery vehicles are using the T junction at the bottom of Maesgwyn Road to the annoyance of the residents in that locality, who believe it is an avoidable hazard if the application was to be refused.

As such if you were mindful to support the change of use to a carpet retail unit then I would ask that it is conditioned:

1. so the consent is personal to the applicant, thereby avoiding the loss of planning control in the event of an alternative retail use being sought which may create greater vehicle journeys on what is predominantly a residential street.

2. The applicant is asked to pay for a consultation on the introduction of a RTO to provide an on-street parking bay directly outside the shuttered entrance to the unit, as well as two 30 minute limited waiting time parking bays which will limit the impact visitors to the unit will have as regards competition for on-street parking in Maesgwyn Road.

3. That any external advertising boards are restricted in number and are externally lit only during the hours of trading.

I will defer to your judgement on how to control HGV delivery trucks travelling the length of Maesgwyn Rd to make a U turn.

Yours faithfully

Cllr Phil Wynn

6 Court Road

Wrexham

LL13 7RH

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

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