

98 Erddig Road
Wrexham
LL13 7DR

Tel: [REDACTED]
Date : 2/23/2017

Your Ref : Wrexham CBC P/2016/0783 :

Dear Sir/Madam,
Town and Country Planning Act 1990
Section 78 Appeal at 86 Erddig Road, Wrexham

I refer to the above Planning Application. I have major concerns about the proposed change.

1) I have lived at the above address for 34 years. In that time there have obviously been many changes, and in particular the number of vehicles parked on Erddig Road, especially the section on the side of nos. 88 to 100, and on the opposite side of the road, alongside Stratford House (11 Fairy Road), has increased inexorably. This small section of street is the only road in the area, (on the north side of Fairy Road), which is able to accommodate parking on both sides. All other streets, the lower part of Erddig road (up to nos .81/86), Bath Road, Wellington Road, and Sontley Road (in front of Carlton Villas/Terrace) are too narrow to allow more than single parking, and generally the frontages only allow 1, or at best, 1 and a half, vehicles per property.

While no. 86 has been occupied by students, between 2 and 3 cars have been associated with the occupants, but if this constraint is relaxed then the probability of up to 6 to 8 cars could need to be found parking spaces.

Our particular section of road is already used by people

- a) occupying houses on Fairy Road, (on which there are no parking restrictions, but which is considered too dangerous a road to safely park on),
- b) from Bath Road, especially residents in the flats, some of which are multi-occupied by taxi drivers who do not use the parking to the rear of the flats,
- c) from the town side of Erddig Road, up to nos. 86 and 81,
- d) on top of this Erddig Road (88-100) is also blighted by being a favoured drop-off & pick-up area for parents collecting students from St Joseph's school.

It must also be noted that there is no rear parking to any of the houses 76 to 84, and the two end terrace houses (74 & 86) only have parking adjacent on Wellington Road, and Bath Road, respectively.

We frequently find it difficult to park conveniently near our house, and at times cars parked from other houses outnumber the vehicles of residents.

All in all, parking is a major concern, with the inevitable impact on **road safety**, difficulty in finding passing places etc, in what will become a network of single lane streets. **The exit junctions onto Fairy Road from Sontley Road and Erddig Road, and the exit from Bath Road onto Ruabon Road have seen multiple collisions** over recent years. The consequences of permitting this change of planning condition, could be highly deleterious for the area and far reaching. I request that consent is not given.

2) However, there are wider concerns that if the property became an HMO occupied by non-working people, particularly those requiring additional support because of Drug/alcohol/substance abuse, then the whole ethos of the area could be changed. It is vital in this regard to note that the property is in a **very prominent position at a major walking route to the secondary school (St Joseph's) but also to primary schools** : St Giles and Victoria. On top of the parking problem caused by parents 'Dropping off' (see above), the possibility of young people being exposed to substances on their way to/from school is not one that any parent or responsible adult would encourage.

I urge that the request for change of planning condition be turned down.

Yours sincerely

Richard Fogg
M.A., D.P.A., A.C.A.