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The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff

CF10 3NQ

19th January 2017

Ref : H6955/A/17/3166742

Dear Sir/Madam

Planning Ref P/2016/0783- Section 78 Appeal at 86 Erddig Road, Wrexham variation of condition no 1 by replacing the word students with the word residents and removal of condition no 2 imposed under planning permission code no P/2012/0185

I refer to the above appeal which follows determination of the application by Wrexham County Borough Council. The appeal site lies within the Offa Community Council area and the Community Council fully supports the Borough Council in their determination of this matter.

They have resolved to object to the removal of the condition that limits occupation to students only on the following grounds. Back in 2012 following a site meeting by members of WCBC planning committee the condition was imposed due to the lack of available on-street and off-street parking provision within the local area. This situation has not altered and in fact has become worse. To change the occupation from students to a HMO for residents would likely increase the need for on-street parking. If the property is no longer viable as student accommodation then restoring the property back to a terraced house or a maximum of 2 flats is the preferable option.

I hope that the Community Council's views can be taken into account when this application is determined. I should be grateful to receive a copy of the Appeal decision in due course.

Yours faithfully

Karen Benfield

Clerk to the Council

