From: [redacted]
To: Wales
Subject: P/2016/0783 - Section 78 Appeal at: 86 Erddig Road, Wrexham
Date: 23 January 2017 15:29:31

FAO: THE PLANNING INSPECTORATE

Planning Application P/2016/0783
Variation of Condition No 1 replacing the word "students" with the word "residents" and removal of condition No 2 imposed under Planning Condition Code No P/2012/0185
86 Erddig Road, Wrexham

Dear Sirs

I urge you to uphold the decision of Wrexham County Borough Council in the above matter and not allow the replacement of the word 'students' with 'residents' or allow the removal of condition no 2 imposed in 2012 above.

My arguments are :

1. The proliferation and concentration of HMOs, flats and apartments is having a detrimental impact on the predominately residential area and changing the character of the Conservation area.
2. This site like many other such properties in the area has no provision for on-site parking resulting in the congested and often times impassable nature of narrow streets like Erddig Road and Bath Road which the gable end of this property is on.
3. Highways have recognised the known safety issues of allowing this application to succeed and said, " non-students are more likely to have vehicles, and are therefore likely to add to the already overcrowded on-street car parking in the area".
4. Currently vehicles pertaining to 86 Erddig Road park at the top end of Bath Road, in line with the gable end and the junction with Erddig Road. This in itself is a dangerous situation, which would only get worse. There are currently 4 people with 4 cars, more people more cars, it stands to reason.
5. If you look at a plan of Bath Road you will notice there are vehicular access requirements all down both sides of the single lane highway. Houses in Wellington Road have driveways onto Bath Road and so do Erddig Road, residents on Bath Road have driveways too. There is a block of 8 flats on Bath Road, all of these are two bedroomed and there are 8 cars belonging to 5 of the flats; all of them jostling for space on Bath Road, whilst often blocking access and egress for the houses on the opposite side, such as ourselves, and that's without visitors! This situation doesn't make for harmonious neighbourhood relations. Further along the street we have the ' Former Student Hostel' at 2 Bath Road. This block of 24 flats/ bedsits (HMO) does not have sufficient parking for the 24 rooms, each having a car in order to get to and from work. This place is not limited to students the cars therefore park along both sides of an access road causing issues for the neighbours who need access and egress to their garages situated in an area at the back of Bath Road and Ruabon Road. Furthermore, because of the over proliferation of HMOs, residents from Ruabon Road are often parking on Bath Road, making getting out of the Road a very hazardous business. Ruabon Road itself is notorious for crashes due to this. An interesting point to note is that we have an Annex/ Cottage at the rear of our garden and there is a Planning Restriction on it, meaning that we

are not allowed to rent it out. Rather it is to be used as a Granny Flat. The reasons in 1987 being that having separate occupation would have an adverse effect upon the amenities of 1 Bath Road, confirmed by WCBC as due to insufficient on-street parking! So, way back in 1980s this was recognised, how much more now.

In short, approval would add to the considerable problems already experienced in the surrounding area, would be "detrimental to the social fabric of the area and the amenity of existing residents".

If student use is no longer viable, then the alternative must be to return the property to use as a single residential property, or possibly to divide it into two flats which would not create an increased parking problem for the area.
The reasons for imposing these conditions in 2012 are even more valid now - they should not be removed.

Most residents and in particular home owners are constantly striving to improve their properties, which is a more costly and onerous undertaking living in a Conservation Area with conservation properties. Allowing this Appeal would only serve to undermine the hard work of the residents and have protracted detrimental effects upon their lives.

I therefore ask you to soberly consider the situation before striking your pen of approval and ruining the streets and lives of residents for years to come.

Yours sincerely

Mr Ralph John Kinch
1 Bath Road
Wrexham
LL13 7PN

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