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The Planning Inspectorate

Crown Buildings

Cathays Park

Cardiff

CF10 3NQ

9th December 2016

Ref : H6955/A/16/3160316

Dear Sir/Madam

Planning Ref P/2016/0698- Section 78 Appeal at Unit A, Maesgwyn Rd, Wrexham change of use from garage to carpet warehouse and retail and display of 2 signs

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 proposals on the following grounds:

This is a retrospective application and the Community Council has already received complaints from residents in the area with regard to the following:

1. There is very limited on-site parking for staff and customers. There is also limited on-street parking on Maesgwyn Road which is badly congested.
2. This is a no through road and in order to turn around large delivery vehicles need to perform dangerous turning manouvers adjacent to residential housing at the bottom of Maesgwyn Road. There are concerns over the safety of children.
3. It is alleged that the roadway has been used to cut up carpets.
4. If a change of use to a retail unit is granted then the frontage of the property should be changed with the roller shutters replaced by bi-folding doors to lessen any noise disturbance to adjacent residents.

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