In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

Applicant	MR HAMER	**Code No**	WRR P/2023/0285
Agent	CASSIDY AND ASHTON MISS OLIVIA FORDE 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	**Date Received**	13/04/2023
		Decision Date	03/08/2023

Town and Country Planning Act, 1990
Section 73

Location of application

GLYNDWR UNIVERSITY, MOLD ROAD, WREXHAM, LL11 2AW

Description of application

AMRYWIAD I AMOD 2 O GANIATAD CYNLLUNIO P/2021/0967 I GYNLLUNIAU PRESENNOL (LLEIHAU MAINT O'R ADEILAD PEIRIANNEG) / VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2021/0967 TO AMEND APPROVED PLANS (REDUCE SIZE OF ENGINEERING BUILDING)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Unitary Development Plan which are as follows:-

CLF4	Playing fields, children's play areas and open space
EC4	Hedgerows, Trees and Woodland
EC6	Biodiversity Conservation
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
T8	Parking

Revision	Date	Description of Decision
0	03/08/2023	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before 31 July 2024.

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2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

General
1:1250 Site Location Plan Rev P2
1:1000 Proposed Plas Coch Masterplan Rev P2
1:1000 Proposed Demolition Plan Rev P2
1:1000 Landscape Masterplan (Dwg No: 3060-103E)
1:200 Proposed Street Elevations Rev P1

Learning Gateway Building
1:100 Proposed Front Elevation Rev A
1:100 Proposed Side Elevation East Rev A
1:100 Proposed Rear Elevation Rev A
1:100 Proposed Side Elevation West Rev A
1:200 Proposed Street Scene Elevations Rev A
1:100 Proposed Ground Floor Plan Rev A
1:100 Proposed First Floor Plan Rev A
1:100 Proposed Roof Plan Rev A
1:100 Proposed Long Section - 01 Rev A
1:100 Proposed Short Section - 02 Rev A

Engineering Building
Sketch Plans 01-0001 Rev P6
Proposed Elevations EEOC 01-0003 Rev P4
Proposed Site Plan C2025 - 01-0005 Rev P4
Proposed Section 01-2001

Sports Hall
1:100 Proposed Elevations C + D Rev P1
1:100 Proposed Elevation B Rev P1
1:100 Proposed Ground, First and Roof Plans Rev P1
1:100 Proposed Elevations A + B Rev P2

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3. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
4. Prior to commencement of development, a Construction Traffic Management Plan (CTMP) shall be submitted to and approved in writing by the Local Planning Authority, in consultation with the Welsh Government.
5. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:
   a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
   b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
   c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
   d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
   e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
   f) Method for protecting retained trees during demolition works;
   g) Details of all proposed tree works, including felling and pruning.
6. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

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7. Prior to commencement of development, and notwithstanding the approved plans and details, full details, locations, product and installation specifications for the installation of all-purpose built tree pits and associated above ground features, as well as installation of below ground, load-bearing tree pits or root trenches, root barriers and irrigation systems, shall be submitted to and approved in writing by the Local Planning Authority.
8. Notwithstanding the approved Landscape Plan (Dwg No: 3060-103E) and Landscape Strategy (Ref: 3060 503C), approved in connection with planning permission reference P/2018/0666, no part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
9. The landscaping scheme submitted and approved in connection with condition no. 8 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.
10. No part of the development shall commence until an external bat friendly lighting scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented in accordance with the approved details prior to first use / occupation of the development.
11. A compliance audit shall be carried out by a qualified ecologist, independently of the appointed principle ecologist, in accordance with details which have been submitted to and approved in writing by the Local Planning Authority. A copy of the completed audit reports should be submitted to and approved in writing by the Local Planning Authority after each phase of development.
12. No part of the development shall commence until an updated Ecological Assessment as carried out by a qualified ecologist has been submitted to and approved in writing by the Local Planning Authority. The report shall include an Ecological Method Statement demonstrating / identifying any measures of protection / compensation / mitigation and demonstrate management in the short or long term. The recommendations as approved shall be implemented in strict accordance with timescales to be agreed before any part of the development commences on site.

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13. The buildings identified for demolition on the Plan Ref: 1:1000 Proposed Demolition Plan Rev P2, approved in connection with planning permission reference P/2018/0666, shall not be demolished until a copy of a contract for the carrying out of the works of redevelopment of the site has been submitted to and approved in writing by the Local Planning Authority.
14. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41Broad Street, Welshpool, Powys, SY21 7RR. Email:markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.
15. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
16. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
17. The development shall be carried out in strict accordance with Car Parking Management Plan approved in connection with planning permission reference P/2018/0666.
18. Notwithstanding the approved plans, a plan of refurbishment works for the listed building shall be submitted to and approved in writing by the Local Planning Authority, within 12 months of the date of this permission. The submitted plan shall include a timescale for implementation of these works. The development shall be carried out in accordance with the approved details.

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19. The development shall not be brought into use until the car park identified on the 1:1250 Location Plan (received 14/06/2019) approved in connection with planning permission reference P/2018/0666 is completed and fully operational. The car park shall thereafter be permanently retained.
20. The development shall be carried out in strict accordance with the scheme for the means of controlling entry and exit into and out of the Campus via the Plas Coch access, approved in connection with planning permission reference P/2018/0666.
21. Prior to commencement of development, and/or any works of demolition, including any works of site clearance, an updated bat survey (no older than 6 months) shall be submitted to and approved in writing by the Local Planning Authority. If bats are found to be active on the site, the report shall provide details of a suitable mitigation strategy and determine whether a development licence is required. Thereafter, the development shall be carried out in accordance with the approved details.
22. Development shall not commence until a scheme of phasing of the development has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall set out timescales for the demolition of all buildings proposed for demolition on the 1:1000 Proposed Demolition Plan Rev P2 and the erection of all new buildings shown on the 1:1000 Proposed Plas Coch Masterplan Rev P2, approved in connection with planning permission reference P/2018/0666. The scheme shall ensure that during each phase of the development there is no net increase in floor space in use.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission.
3. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

4. To maintain the safety and free flow of trunk road traffic

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5. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
6. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. In the interest of facilitating sustainable and long term landscaping within the site.
8. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
9. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
10. To protect bats which would otherwise be damaged by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
11. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
12. To protect named species / habitats / biodiversity which would otherwise be damaged / lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
13. To ensure that redevelopment of the site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
14. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
16. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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17. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
18. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
19. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan.
20. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
21. To protect bats which would otherwise be damaged by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
22. To ensure that the development does not increase traffic using the Crispin Lane/Mold Road junction in the interests of highway safety in accordance with policy GDP1(d) of the Wrexham Unitary Development Plan.

Note(s) to applicant

The scheme of arboricultural supervision required in connection with condition no. 6 above shall make provision for a pre-commencement site meeting between the Local Planning Authority's Arboriculturist, the Developer/ Applicant/ Agent and their appointed Arboricultural Supervisor to agree matters of detail. It shall specify the frequency of arboricultural monitoring and reporting to the Local Planning Authority on the status of all tree protection measures throughout the course of the development and make provision for the submission and approval of a satisfactory arboricultural completion statement

The scheme of landscaping referred to in the above conditions shall include any changes to ground levels (shown by existing and proposed contours/levels) and any existing vegetation (showing that to be retained) and proposed planting. In addition, any of the following which apply to the particular site must be included:-

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- means of enclosure,
- car parking layout,
- access and circulation areas,
- materials for hard surfaced areas,
- any minor structures (e.g. refuse stores, lamp columns, play equipment) location of services, and
- any historic landscape features to be retained/improved.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm