In pursuance of its powers under the Acts and 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

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Expiry Date: 04/02/2009
Decision Notice Sent: 09/04/2009
Grid Reference:
E 332909
N 351020

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Applicant	MR IAN ROBERTS WREXHAM VILLAGE LTD	**Code No**	WRR P/2008/1296
Agent	WILLACY HORSEWOOD PARTNERSHIP MARK WILLACY MOLLINGTON GRANGE PARKGATE ROAD MOLLIGTON CHESTER CH1 6NP	**Date Received**	10/12/2008
		Decision Date	06/04/2009

Town and Country Planning Act, 1990

Location of application

LAND ADJACENT TO THE RACECOURSE GROUND, MOLD ROAD/CRISPIN LANE, WREXHAM, LL11 2AH

Description of application

ERECTION OF 521 STUDENT BEDROOM DEVELOPMENT / CONSTRUCTION IN TWO BLOCKS, TOGETHER WITH ACCESS ROAD, PARKING AND LANDSCAPING.

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

GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern

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

Condition(s)

1. The development hereby permitted shall be begun before the expiry of five years from the date of this permission.

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2. The development shall only be carried out in accordance with the amended plan(s).
3. No part of the development shall be commenced until samples of all external facing and roofing materials have been 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.
4. The erection of fencing for the protection of trees and shrubs shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of a scaffold framework in accordance with Figure 2 of BS 5837 (2005) comprising a vertical and horizontal framework, well braced to resist impacts, with 2.1m vertical tubes spaced at a maximum interval of 3 metres. Onto this, weldmesh panels shall be securely fixed with wire or scaffold clamps. This fencing shall be erected at the full extent of the canopy of each tree and shrub. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.
5. No part of the development hereby permitted shall be commenced until full details of both hard and soft landscape works for the site have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with a timescale to be approved in conjunction with the scheme of details.
6. Within six months of the first use of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved by the Local Planning Authority. Any trees or shrubs removed, dying, being severely damaged, or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted.
7. The development hereby approved shall only be used as student accommodation.
8. No development shall take place until a scheme of foul drainage and surface water drainage has been submitted to and approved by the Local Planning Authority. The approved scheme shall be completed to Water Authority adoptable standard before the development is occupied.
9. Details of the siting of CCTV cameras and the proposed operational measures shall be submitted for the written approval of the Local Planning Authority prior to the commencement of development. The scheme shall be

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implemented in accordance with the agreed details before the development is first occupied and shall thereafter be retained.

10. Details of improved pedestrian links between this site and the Glyndwr University Campus shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is first occupied and shall thereafter be retained available for pedestrian use at all times.

11. The vehicle parking and turning areas indicated on the approved plans shall be laid out, surfaced and drained prior to the first use of the building hereby granted and shall thereafter be retained for those purposes, free of all obstruction.

12. Cycle parking facilities shall be provided within the curtilage of the site in accordance with details to be submitted to and shall be approved in writing by the Local Planning Authority. Such facilities as are thereby approved shall be made available prior to the first occupation of the development and thereafter retained.

13. Details of all boundary treatment shall be submitted to and shall be approved in writing by the Local Planning Authority. The scheme as is thereby approved shall be fully implemented before the development is first occupied and shall thereafter be retained.

14. Development shall not begin on site until a scheme to deal with potential contamination at the site has been submitted to and approved in writing by the Local Planning Authority. This scheme shall include a phased investigation approach to identify the extent of contamination and any measures required to remediate the site, including post-development monitoring. Where remediation works are required, the development shall not be occupied/used until a Validation Report to show that the works have been satisfactorily carried out has been submitted to and approved in writing by the Local Planning Authority.

15. Details of a combined heat and power central plant or another form of sustainable heat source to be provided shall be submitted to and shall be approved in writing by the Local Planning Authority. The approved scheme shall be fully implemented before the development is occupied and shall thereafter be retained..

16. The development hereby approved shall not be occupied until 2.4m x 43m visibility splays have been provided at the junction of the access to the student accommodation and Crispin Lane and the approved splays shall thereafter be maintained clear of any obstruction to visibility.

17. The proposed access serving the development site (football ground car park) shall be a minimum of 5.5m wide.

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18. The proposed access serving the football ground car park off Crispin Lane shall be provided with visibility splays of 2.4m x 43m in both directions measured to the nearside edge of the adjoining highway before it is brought into use. Such visibility shall be retained clear of obstruction to visibility thereafter

19. A scheme for the management of the overspill car park (minimum 54 spaces) on matchdays shall be submitted to and shall be approved in writing by the Local Planning Authority before development commences. The management of the car park shall only be carried out in accordance with the approved scheme.

20. No development shall commence until full details of the proposed re-alignment of the Crispin Lane/Mold Road junction has been submitted to and has been approved in writing by the Local Planning Authority. The approved scheme shall be implemented to Highway Autority adoptable standard prior to the first occupation of the development.

21. No development shall commence until a scheme of the provision of surface water drainage works has been approved in writing by the Local Planning Authority. The approved scheme shall be implemented before the construction of any impermeable surfaces draining to this system unless otherwise agreed in writing by the Local Planning Authority.

22. All works, ancillary operations and the use of plant and machinery which are audible at the site boundary shall be carried out only between 08.00 hours to 18.00 hours Monday to Friday, between 08.00 hours to 14.00 hours on Saturdays, and at no time on Sundays and Bank Holidays.

23. A dust management scheme shall be submitted to and shall be approved in writing by the Local Planning Authority prior to the commencement of development. The construction shall only be undertaken in accordance with the approved scheme.

24. Development shall not begin until details of pedestrian and emergency vehicle access to the Yale Stand during construction of the development have been submitted to and approved in writing by the Local Planning Authority. The approved means of access shall be kept free from contractors vehicles, construction plant and equipment and construction materials and waste at all times during the construction of the development.

25. Development shall not begin until details of the pedestrian circulation routes outside the Yale Stand have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and in accordance with a time scale to be further approved by the Local Planning Authority.

26. No demolition of any part of the existing stadium within the development site boundary shall begin until details of the demolition works

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have been submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out strictly in accordance with the approved details.

27. Turning facilities to provide for the turning of a refuse wagon shall be provided within the curtilage of the development site prior to first occupation of any of the accommodation.

28. No part of the development shall be occupied until the footway along the whole of the Mold Road frontage of the development site has been widened to three metres to a standard suitable for adoption by the Highway Authority. It shall be retained clear of obstruction to pedestrian use thereafter.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To ensure that the development fully complies with the appropriate policies and standards.
3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
4. To protect trees which are of significant amenity value to the area.
5. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
6. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
7. To control the level of traffic generation from the site and the demand for parking provision.
8. To ensure satisfactory drainage of the site and to avoid flooding.
9. In the interests of site security and crime prevention.
10. To improve pedestrian access to the main Campus site.
11. In the interests of highway safety.
12. To promote the use of bicycles and to ensure adequate and secure facilities for cycle parking are provided within close proximity of the buildings.
13. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
14. In the interests of the amenities of the future occupants of the buildings
15. To comply with the requirements of Local Planning Guidance Note 22 in the interests of sustainability
16. To ensure the formation of a safe access.
17. To ensure the formation of a safe access.
18. To ensure the formation of a safe access.

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19. To ensure adequate parking facilities are available for football club staff and visiting teams on matchdays.
20. In the interests of highway safety.
21. To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.
22. To protect the amenities of the occupiers of nearby properties.
23. To protect the amenities of the occupiers of nearby properties.
24. To ensure sufficient and safe access and egress for pedestrians and emergency vehicles to and from the Yale Stand during the construction of the development.
25. To ensure sufficient and safe pedestrian circulation outside the Yale Stand.
26. To ensure the safe use of the stadium during the demolition of existing structures.
27. To ensure adequate turning facilities are available for refuse vehicles in the interests of highway safety
28. In the interests of highway safety.

Note(s) to applicant

You are advised that this grant of planning permission was made following the completion of an Agreement under Section 106 of the Town and Country Planning Act. Before undertaking any work under this permission you are advised to obtain full details of the Agreement and ensure that you are able to comply with its terms.
The stability of the site shall remain the responsibility of the developer.

Prior to any excavation taking place, the Council's Chief Public Protection Officer should be consulted regarding the possibility of any contamination on site and the necessity for the analysis of any soil samples. The Chief Public Protection Officer should be notified of any contamination discovered during the course of the work.

You are advised to contact Mr John Berry, North Wales Fire Service, Wrexham County Office, Bradley Road, Wrexham LL13 7SU with regard to their requirements in connection with this development.
The separate written consent of the Local Highway Authority must be obtained before any work is carried out within the confines of the highway.

Any proposed demolition works may NOT be commenced until the appropriate Notice has been served on this authority under the provisions of

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Section 80 of the Building Act, 1984. Your are, therefore, advised to contact the Building Control Section to enable you to make the necessary application.

You are reminded that the Disability Discrimination Act 1995 applies to this development.

The use of the Racecourse Ground is subject to conditions of the General Safety Certificate issued by Wrexham County Borough Council. You are advised to contact the Council's Chief Housing and Public Protection Officer with regards to the Safety of Sports Ground Act 1975 and Fire Safety and Safety of Places of Sport Act 1987 prior to any works commencing on site.

The drainage details required under condition 8 above shall provide written confirmation that the drainage system downstream from the site is capable of handling the additional flows.

Officer Appointed for this purpose
Refer to the Statement of Applicant's Rights and General Information Enclosed

Chief Planning Officer, Lambpit Street, P O Box 1290, Wrexham, LL11 1WL.