MEMORANDUM

From:	Chief Officer, Environment & Technical	**To:**	Chief Officer Economy & Planning
		FAO::	Nick Atkinson
Our Ref:	ET/DC/MZ/P/2024/1535	**Your Ref:**	P/2024/1535
Date:	03/01/2025		

TOWN AND COUNTRY PLANNING ACT 1990

AMRYWIO AMOD 7CANIATÂD CYNLLUNIO P/2008/1296 I DDIWYGIO GEIRIAD AMOD/VARIATION OF CONDITION 7 OF PLANNING PERMISSION P/2008/1296 TO AMEND WORDING OF CONDITION

WREXHAM VILLAGE, CRISPIN LANE, WREXHAM, LL11 2AH

I refer to your consultation / email dated 08/11/2024 in respect of the above.

It is the LHA's understanding that the proposals are for the variation of condition 7 of planning permission P/2008/1296 to amend the wording of the condition to allow the use of upto 521 student apartments for use by non students between the 1st June and 15th September.

It is the LHA's understanding that there were 130 car parking spaces provided with the two accommodation blocks within the aforementioned planning application but that there are 943 car parking spaces provided across the wider Plas Coch campus that are open to staff, students and the general public.

The submitted note indicates that visitors to the site are expected to travel by public transport, whilst the LHA is concerned that this is an assumption, it is considered that the proposed use is outside of term time and also outside of the Football season when peaks of use have been witnessed previously.

A survey by transport consultants Curtins in September '23 indicated there were 696 car parking spaces out of 943 in use during a football match, and on a weekday that just 56% of parking within the site was utilized with 529 spaces used out of the 943.

The LHA is further comforted by the provision of a car parking management plan which indicates that if parking does become an issue that long term permits and parking controls will be considered on this site.

With these measures in place, the LHA has no objections to the proposals on highways grounds.

On behalf of Chief Officer, Environment & Technical