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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Wrexham University

Agent Miss Olivia Forde
10 Hunters Walk,
Canal Street, Chester,
United Kingdom, CH1
4EB

Reference P/2024/1535

Date Received 25/10/2024

Decision Date 20/01/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

WREXHAM VILLAGE, CRISPIN LANE, WREXHAM, LL11 2AH

Description of Application

AMRYWIO AMOD 7 CANIATÂD CYNLLUNIO P/2008/1296 I DDIWYGIO GEIRIAD AMOD

VARIATION OF CONDITION 7 OF PLANNING PERMISSION P/2008/1296 TO AMEND WORDING OF CONDITION

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
Future Wales: The National Plan 2024.
Planning Policy Wales (Edition 12).
Technical Advisory Note 11: Noise.
Technical Advisory Note 12: Design.
Technical Advisory Note 18: Transport.
Technical Advisory Note 23: Economic Development.
Technical Advisory Note 24: The Historic Environment.

Wrexham Local Development 2013 – 2028:
SP2 - Location of Development;
SP7 - Wrexham City;
SP8 - Economic Growth, Employment and Enterprise;
SP11 - Transport and Accessibility;
SP12 - Design Principles & Masterplanning Framework;
SP14 - Natural Environment;
SP15 - Historic and Cultural Environment;
NE6 - Waste Water Treatment and River Quality;

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DM1 - Development Management Considerations;
T1 - Managing Transport Impacts;
T2 - Active Travel.

Revision	Date	Description of Decision
0	20/01/2025	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby approved shall be carried out in accordance with the plans detailed on Decision Notice ref: P/2008/1296.

2. Prior to the commencement of each phase of the development, samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the details approved.

3. Prior to the commencement of each phase of the development, the erection of fencing for the protection of trees an 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. Details of the fencing shall first be submitted to and approved in writing by the Local Planning Authority, then retained thereafter, for the duration of construction works.

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4. Prior to the commencement of each phase of the development, details of both hard and soft landscaping for the site, and a timescale for being implemented, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details.

5. Within six months of the first use of each phase of the development, trees and shrubs shall be planted on the site in accordance with a scheme which has been submitted to and approved in writing 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.

6. The primary use of the premises is restricted to student accommodation only, with the exception of the period between 01 June and 15 September of any given year when the premises may be occupied by non-students.

7. Prior to the commencement of each phase of the development shall take place until a scheme of foul drainage and surface water has been submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved scheme.

8. Prior to the commencement of each phase of the development, details of the siting of CCTV cameras and the proposed operational measures shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the development shall be undertaken in accordance with the approved details before the development is first occupied and retained for the lifetime of the permission.

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9. Prior to the commencement of each phase of the development, details of improve pedestrian links between the site and Glyndwr University Campus shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved details shall be fully implemented before the development is first occupied and shall be retain available for pedestrian use at all times.

10. Prior to the commencement of each phase of the development, details of cycle parking facilities within the curtilage of the site shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved facilities shall be made available for use prior to the first occupation of the development and retained for the lifetime of the permission.

11. Prior to the first occupation of each phase of the development hereby approved, details of all boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved boundary treatments shall be fully implemented prior to the first occupation of the development and retained for the lifetime of the permission.

12. Prior to the commencement of each phase of development, 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/first 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.

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13. Prior to the commencement of each phase of the development, a scheme for the provision of surface water drainage works shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved scheme shall be implemented before the construction of any impermeable surfaces draining to this system.

14. All construction works, ancillary operations and the use of plant and machinery which are audible at the site boundary shall be carried out only between 08:00hrs to 18:00hrs Monday to Friday; between 08:00hrs to 14:00hrs on Saturdays, and at no times on Sundays and Bank (or public) Holidays.

15. Prior to the commencement of each phase of the development, a dust management scheme shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, all construction works shall be undertaken in accordance with the approved scheme.

16. No demolition of any part of the existing stadium within the development site boundary shall being until details of the demolition works have been submitted to and approved in writing by the Local Planning Authority. Thereafter, the approved demolition works shall only be carried out in strict accordance with the approved details.

17. Prior to the first occupation of each phase of the development, turning facilities to provide for the turning of a refuse wagon shall be provided within the curtilage of the site.

Reason(s)

1. To comply with Section 71ZA (2) of the Town and Country Planning Act 1990.

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

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3. To protect trees which are of significant amenity value to the area.

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenity of 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 control the level of traffic generation from the site and the demand for parking provision and in order to define the permission to ensure that the original lawful use remains the primary use of the site.

7. To ensure satisfactory drainage of the site and to avoid flooding.

8. In the interests of site security and crime prevention.

9. To improve pedestrian access to the main Campus site.

10. To promote the use of bicycles and to ensure adequate and secure facilities for cycle parking are provided within close proximity to the buildings.

11. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

12. In the interests of the amenities of the future occupants of the buildings.

13. To prevent the increased risk of flooding by ensuring the provision of a satisfactory means of surface water disposal.

14. To protect the amenities of the occupiers of nearby properties.

15. To protect the amenities of the occupiers of nearby properties.

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16. To ensure the safe use of the stadium during the demolition of existing structures.

17. To ensure adequate turning facilities are available for refuse vehicles in the interests of highway safety.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council