Wrexham University P/2023/0285 - Discharge of Condition 13

Covering Note

INTRODUCTION

1.1 Cassidy + Ashton have been instructed by Wrexham University to prepare and submit this discharge of condition application to Wrexham County Borough Council.

1.2 Application ref. **P/2023/0285** was approved on 3rd August 2023. The description of development is as follows:

> *Variation of condition 2 of planning permission P/2021/0967 to amend approved plans (reduce size of engineering building).*

The original planning consent P/2018/0666, has the following description of development:

> *Demolition of student union, refectory and other redundant buildings, and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of multi-use games area, refurbishment of social learning and academic tuition space, together with new car parking, infrastructure, landscaping and public realm works.*

1.3 Condition 13 to which this discharge of condition application concerns is worded as follows:

> *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.*

1.4 This Covering Note identifies the relevant condition and appropriate information submitted, which is as follows:

- Application Form
- Covering Note
- Contract Extract

DOCUMENTATION SUBMITTED FOR APPROVAL

1.5 Condition 13 requires submission of a copy of the contract for redeveloping the site. Due to confidentiality, the contract cannot be shared in full and therefore relevant extracts are sufficient to demonstrate the scope of the contract and redevelopment of the site, with new build nearing completion.

1.6 This application seeks partial discharge relevant to the first phase of works which have come forward as part of the wider P/2023/0285 permission. These include:

- Demolition of Engineering building & John Troth Lecture Theatre (building 1 indicated below), replace and make good the building footprint with the relevant soft landscaping
- New build Engineering (EEOC) building (complete ready for September 2025 operation)

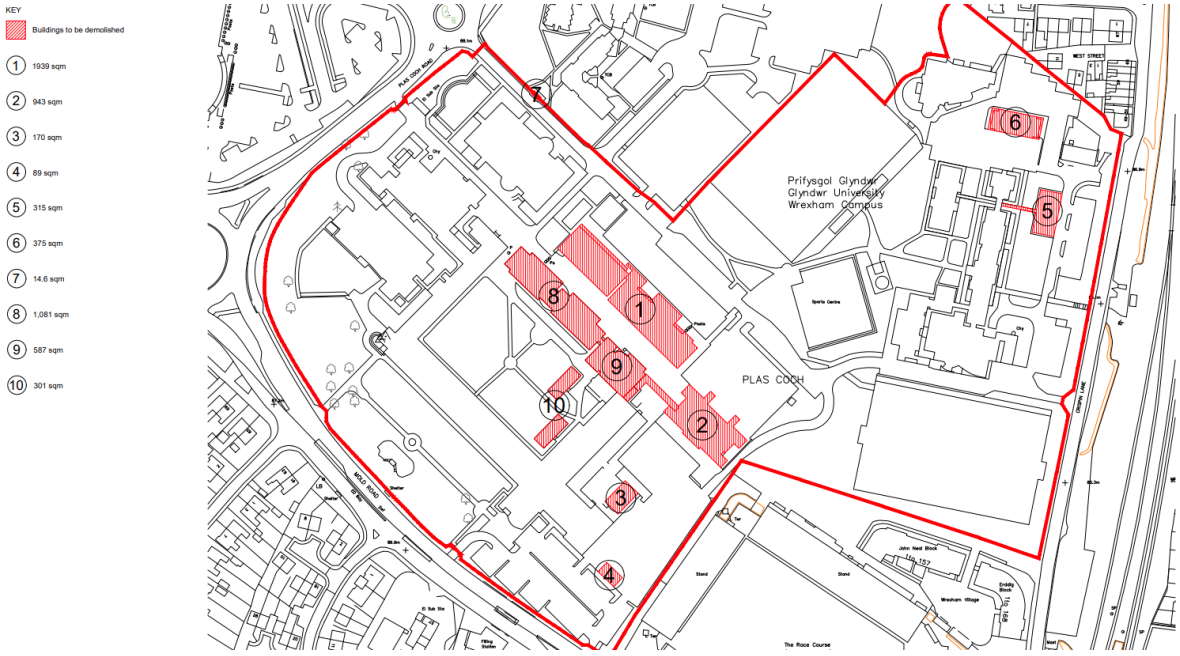


Figure 1 – Demolition Plan P2 [as approved P/2018/0666 – P/2023/0285]

1.7 As shown in Figure 2 below, the new engineering building (now constructed) along with E Block and John Troth, are seen as one part to the development. These elements fall under the contract submitted as this Universities first phase of delivering the permission as a whole.

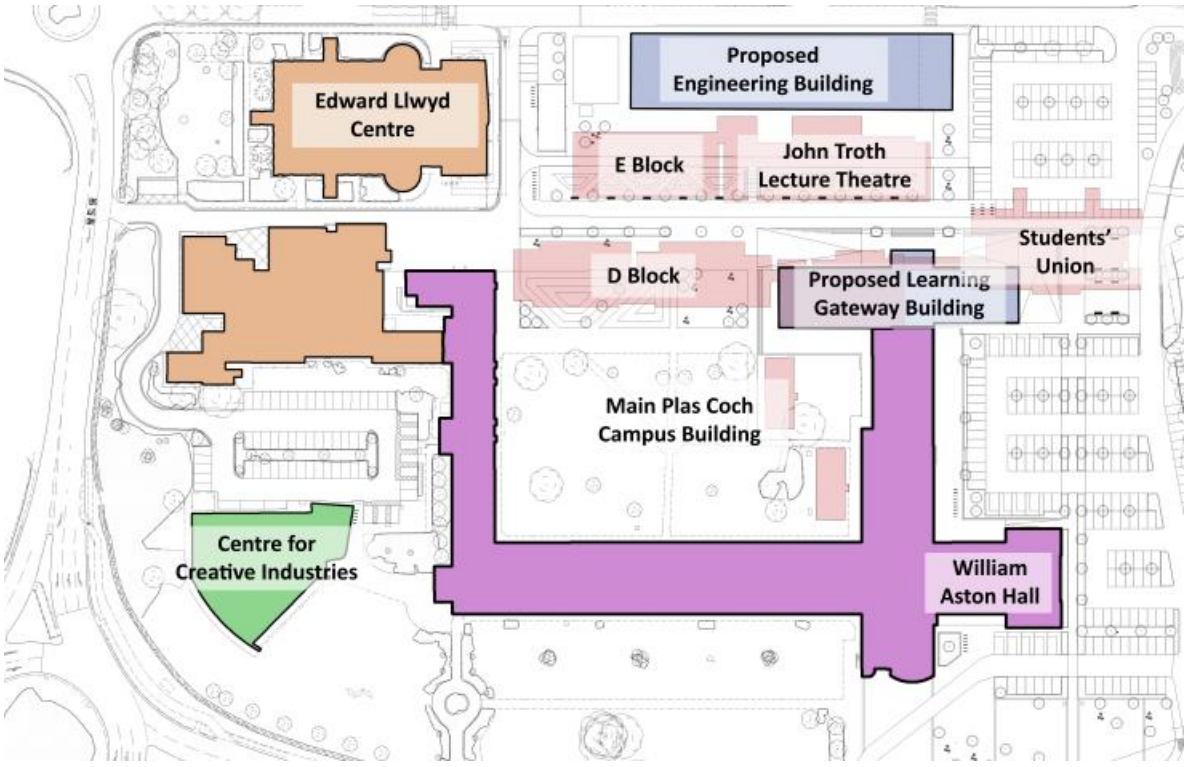


Figure 2 – Proposed Masterplan [as approved P/2018/0666 – P/2023/0285]

1.8 In addition to a planning condition (C22) controlling the use of both the existing and new build engineering building simultaneously, a building control requirement prevents use of the new build ahead of demolition of the existing neighbouring building. As such, demolition of building 1 identified in figure 1 above is necessary ahead of the 2025/26 academic year, commencing in September.

1.9 It is kindly requested that this discharge of condition application be granted without delay, aligned with the upcoming demolition of building 1.