

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

2015/0



Applicant	GLYNDWR UNIVERSITY	Code Number	WRO P/2018/0668
Agent	NARVO ASSET MANAGEMENT MR ANDREW SMITH HILLTOP HAMMERSLEY LANE TYLERS GREEN UNITED KINGDOM HP10 8HG	Date Received	10/08/2018
		Decision Date	01/07/2019

Town and Country Planning Act, 1990

Location of application

GLYNDWR UNIVERSITY, COLLEGE OF ART, 49 TO 51 REGENT STREET,
WREXHAM, LL11 1PF

Description of application

REFURBISHMENT AND IMPROVEMENT OF ARTS COLLEGE,
DEMOLITION OF ANCILLARY BUILDINGS AND CONSTRUCTION OF NEW
107 BED STUDENT ACCOMMODATION FACILITY

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

EC7	Conservation Areas
EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives
H2	Residential development within settlements
T8	Parking

Revision	Date	Description of Decision
0	01/07/2019	Planning permission issued
1	22/05/2024	Application P/2022/0197 Conditions approved – 4, 15, 17 and 19. 22/05/2024

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

Condition(s)

1. The development hereby permitted shall be commenced 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 strict accordance with the details shown on the approved drawing(s) referenced:-

1:1250 Site Location Plan Rev P1
1:200 Site Plan - Demolitions Rev PL1
1:200 Proposed Site Plan Rev PL2
1:100 Proposed Site Sections Rev PL1
1:200 Landscape Layout Rev F
1:250 Proposed Loading Area Rev C
1:100 Arts School Main Entrance Refurb Rev PL2
Regent Street Art School Massing Views dated 02.05.2019

1:100 Lower Ground Floor Plan Rev PL2
1:100 Ground Floor Plan Rev PL1
1:100 First Floor Plan Rev PL1
1:100 Second Floor Plan Rev PL1
1:100 Third Floor Plan Rev PL1
1:100 Elevations Sheet 1 of 2 Rev PL2
1:100 Elevations Sheet 2 of 2 Rev PL2
1:100 Street View Elevations Rev PL2

3. The residential accommodation hereby approved shall be used by students only and shall not be used for any other purpose including any other use within Classes C1, C2 and C3 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without amendment).

4. 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.

Application : P/2022/0197 **Date :** 22/05/2024. **Approved by:** Wrexham CBC. **Details Approved :** Drainage Strategy General Arrangement (Sheet 1 of 2) Drawing Number RSC – ENA-XX-XX-DR-C-5006 Revision P2, Drainage Strategy General Arrangement (Sheet 2 of 2) Drawing Number RSC – ENA-XX-XX-DR-C-5006 Revision P2 and Email from Eng Assist dated 26/4/2024 showing the surface water outfall connection close to Bradley Road.

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5. There shall be no demolition within the bird nesting season (March - August inclusive), without a Bat and Bird Survey first being carried out by a qualified ecologist, the results of which shall be submitted to and approved in writing by the Local Planning Authority.

6. 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.

The Local Authority does not require details to be submitted for this condition as the works are no longer taking place within the vicinity of the trees.

7. Prior to their use on the 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. 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.

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9. Prior to their use on the development, full details of the construction of the access ramp and handrail 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.

10. Prior to their use on the development, the method of fixing the internal screen and fixed seating, as shown on approved drawing 1:100 Arts School Main Entrance Refurb Rev PL2, 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.

11. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.

12. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement joinery shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.

13. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

14. Prior to their use on the development, full details of any new floor finishes within the listed buildings 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.

15. Notwithstanding the approved Landscape Plan (Dwg No: 3060-104D) and Landscape Design Statement (Ref: 3060 504B), 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.

Application : P/2022/0197 **Date** : 22/05/2024. **Approved by:** Wrexham CBC. **Details Approved** : Landscape Plan (Dwg no.3060-104F) and associated Landscape design statement (3060 504B).

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16. The landscaping scheme submitted and approved in connection with condition no. 15 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

17. Prior to commencement of development, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall demonstrate a long term management strategy for vehicular parking at the campus and university wide. The development shall be carried out in accordance with the approved details

Application : P/2022/0197 **Date :** 22/05/2024. **Approved by:** Wrexham CBC. **Details Approved :** Car Park Management Plan, Curtins Ref: 076352-CUR-00-XX-TP-001,Rev V05

18. The lay-by, highway improvements and provision of a 2m wide footway as shown on approved plan 1:250 Proposed Loading Area Rev C, shall be carried out and fully implemented prior to first use of the development hereby approved.

19. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Application : P/2022/0197 **Date :** 22/05/2024. **Approved by:** Wrexham CBC. **Details Approved :** Construction Site Traffic Management Plan (rev 3)

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 any other use of the development hereby approved is assessed in accordance with applicable policy and guidance.
4. 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.
5. To protect named bats which would otherwise be lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

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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 in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
10. To ensure that irreversible harm is not caused to the architectural features within this space.
11. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
14. To ensure the works reflect the character and appearance of the building 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 a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
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. In the interests of highway safety.
19. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

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Note(s) to applicant

Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/>

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

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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