

Proposed Sub Station Relocation – Covering Statement

Wrexham Glyndwr University, Plas Coch Campus

1.0 INTROCUCTION

1.1 Cassidy and Ashton have been instructed by Wrexham Glyndwr University to submit this planning application for a replacement Sub Station and University Transformer / Switch Room.

1.2 The application site is Land West of Crispin Lane, North of Student Village at the Wrexham Glyndwr University, Plas Coch Campus.

1.3 This Statement sets out the proposals for replacement Sub Station infrastructure.

2.0 SITE AND CONTEXT

2.1 The application site is Land West of Crispin Lane, North of Student Village.



Fig. 1 Site Location [Source: Google Maps]

2.2 The above demonstrates the application site and the location of the existing substation / switch room.

2.3 The existing substation is located within Wrexham Association Football Club land, which is due to be developed under P/2022/0725 for the following:

Kop development for 5,500 spectator seats, inclusive of a 500 capacity hospitality area, with a 600 capacity non-match day exhibition space, new public realm and associated works.

2.4 There are no trees on the application site, it is comprised of generally flat grassland which bounds the campus and is not in a particular use.

2.5. The site is not in a flood risk area.

2.0 PROPOSED DEVELOPMENT

2.1 The proposed development is to comprise of a Scottish Power Main Substation, along with a University Transformer & Switch Room.

2.2 The proposed substation buildings are to replace existing which are currently situated in the location of the proposed new Wrexham Football Club Kop stand.

2.3 The new Sub Station and University Switch Room are direct replacements of the existing, as set out within the below plans.

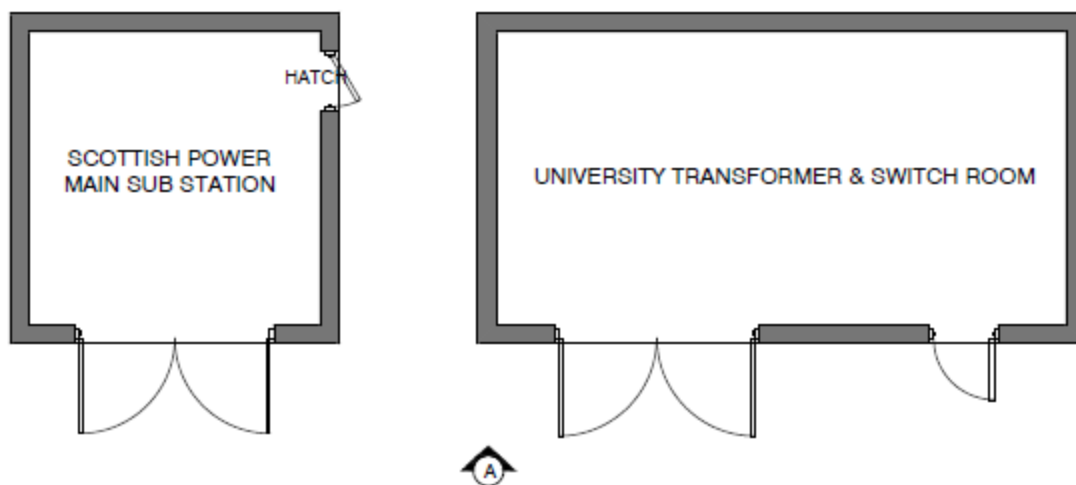


Fig. 2 Existing Floor Plan

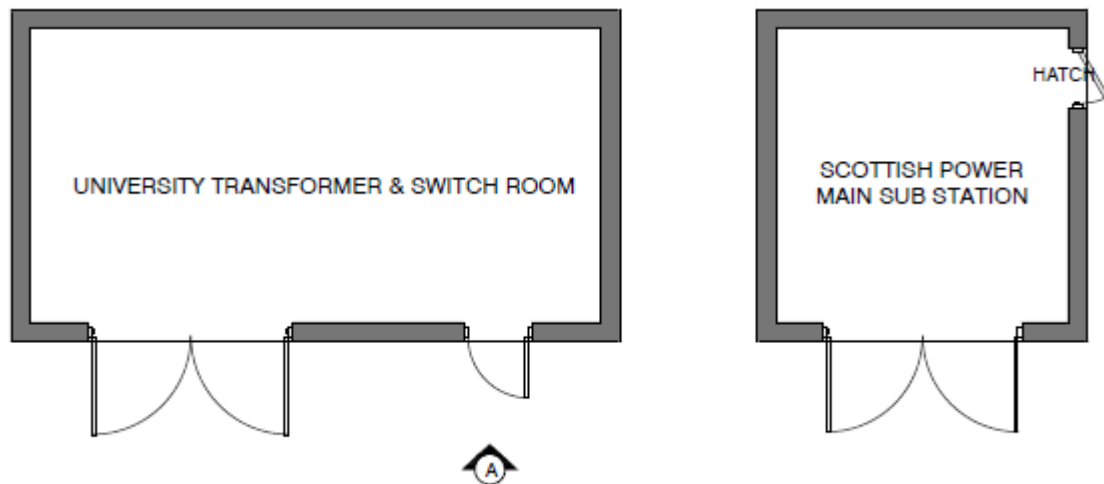


Fig. 3 Proposed Floor Plan

2.4 The footprint and layout of the buildings are proposed in line with existing, as are the elevational treatment.

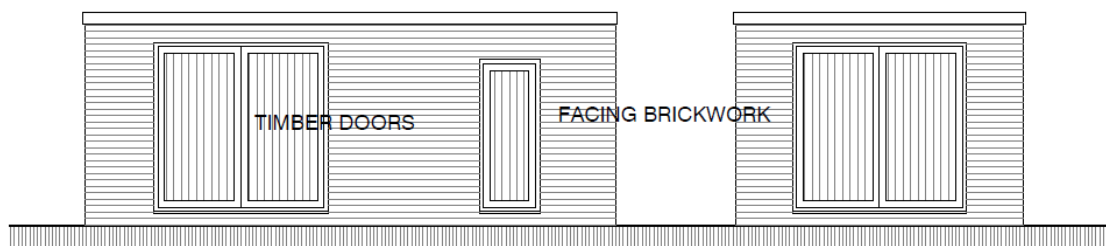


Fig. 4 Proposed North Elevation

2.4 The materials proposed are red facing brickwork, along with pre-cast concrete roof and timber doors.

2.5 The new Sub Station and University Switch Room will be easily accessible off existing hard standing at the campus, with a footway that runs along the West of the proposed siting. The construction and maintenance will therefore afford ease of access, preventing disruption to wider operation of the University Campus.

3.0 PLANNING POLICY

3.1 **Paragraph 3.61 of Planning Policy Wales** highlights the importance of supporting infrastructure and states the following:

Adequate and efficient infrastructure, including services such as education and health facilities along with transport, water supply, sewers, sustainable waste management, electricity and gas (the utilities) and telecommunications, is crucial for economic, social and environmental sustainability.

The proposals are consistent with Paragraph 3.61 as set out above and will secure the suitable siting and management of the substation / switch room infrastructure, in line with surrounding land use.

3.2 **Policy GDP1 of the Wrexham Unitary Development Plan** sets out general development principles. At point G the policy identifies that development should secure public services, including electricity, gas, and water.

The proposals are consistent with Policy GDP1 as set out above and will secure the suitable siting and management of electricity infrastructure, which will be accessible for management and maintenance.

4.0 CONCLUSION

4.1 The proposals seek the replacement of a Scottish Power Main Substation, along with a University Transformer & Switch Room, in a more suitable and practical location, in light of the impending Kop development.

4.2 The proposed siting of the infrastructure has been carefully selected to facilitate ease of access for maintenance, whilst minimising disruption to surrounding uses.

2.4 The site is not in a flood risk area and the existing surface water drainage situation will remain. There will be no foul water.