

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

Applicant	MR HAMER	Code No	WRR P/2021/0968
Agent	MISS OLIVIA FORDE CASSIDY AND ASHTON 10 HUNTERS WALK CANAL STREET CHESTER CH1 4EB	Date Received	05/10/2021
		Decision Date	15/12/2021

Town and Country Planning Act, 1990
Section 73

Location of application

GLYNDWR UNIVERSITY, MOLD ROAD, WREXHAM, LL11 2AW

Description of application

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CONDITION 11 OF PLANNING PERMISSION P/2018/0671

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

Revision	Date	Description of Decision
0	15/12/2021	Planning permission issued

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

Condition(s)

- Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - the layout of the building(s)
 - the scale of the building(s)
 - the appearance of the building(s)
 - the landscaping of the site
- Plans and particulars of the reserved matters referred to in condition 1 (above) shall be submitted in writing to the Local Planning Authority before the expiry of three years from the date of this permission. The development shall only be carried out in strict conformity with such details as are approved.
- The development hereby approved shall be commenced before the expiry of five years from the date of this permission or before the expiry of two years from the date of approval of the last of the reserved matters required to be approved, whichever is the later.

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4. The vehicular access to the site shall be implemented in accordance with the detail shown in approved plan AL-00-002 Rev P1.
5. All works in relation to the implementation of this permission, including deliveries to and / or leaving the site, shall be undertaken only between the hours of 7.30 and 18.00 Monday to Friday, and 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday unless the prior written approval of the Local Planning Authority has been obtained.
6. No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.
7. The development shall be carried out in strict accordance with Construction/Traffic Management Plan v1 reference 10408.CTMP, drawings nos. 10408.15A.dsj, 10408.19.dsj and image showing Site Safety Signage (Health and Safety Sign 2) at access to the Construction Site approved on 29 October 2021 under reference P/2021/0596
8. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 43 metres in both directions measured to the nearside edge of the adjoining highway. Within these splays there shall be no obstruction in excess of 1 metre in height above the level of the nearside edge of the adjoining highway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.
9. No part of the development hereby approved be occupied until the Car Parking Management Plan approved on 13 July 2021 under reference P/2020/0604 has been implemented in full.
10. Prior to the first occupation of any part of the development hereby approved, the works shown on drawing no.10408.20.dsj shall be implemented in full and shall thereafter be permanently retained.
11. Prior to the installation of any external lighting (including street lighting) a light spillage assessment shall be submitted to and approved in writing by the local planning authority. Any external lighting shall be only be carried out in accordance with the provisions of the Institution of Lighting Professionals and Bat Conservation Trust: Guidance Note 08/18: Bats and Artificial Lighting in the UK and the results and recommendations of the resulting assessment.

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12. The development shall be carried out in accordance with the reasonable avoidance measures set out in the approved Bat Assessment Report of RPS reference no. ECO00246.

13. The development shall be carried out in accordance with the Tyrer Ecological Consultants Ltd Updated Dusk Survey Results dated October 2021, including Appendix III - Glyndwr University - Bat and Bird Box Plan and approved on 29 October 2021 under reference P/2021/0596

14. Prior to the first occupation of the development, an Ecological Compliance Audit shall be submitted to and approved in writing by the local planning authority. The audit shall provide confirmation that all measures as required by condition no 13 have been implemented.

15. The development shall be carried out in strict accordance with the Indigo Surveys Ltd BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement reference 18164.21/S1/A2_AIA as approved on 29 October 2021 under reference P/2021/0596

16. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating provision for foul water, surface water and land drainage has been submitted to and approved in writing by the Local Planning Authority. Prior to the submission of those details, an assessment shall be carried out into the potential for disposing of surface water by means of Sustainable urban Drainage Systems (SuDS) in accordance with the principles of sustainable drainage systems set out in Technical Advice Note 15: Development and Flood Risk, and demonstrating compliance with the Sustainable Drainage Systems Standards for Wales. The results of the assessment shall be submitted in writing to the Local Planning Authority. Where a SuDS scheme is to be implemented, the submitted details shall:

- i) Provide information about the design storm period and intensity, the method employed to delay and control the surface water discharged from the site and the measures taken to prevent pollution of receiving ground water and/or surface waters;
- ii) Specify the responsibilities of each party for the implementation of the SuDS scheme, together with a timetable for that implementation; and,
- iii) Provide a timescale for implementation, management and maintenance plan for the lifetime of the development which shall include the arrangements for adoption by any public authority or statutory undertaker and any other arrangements to secure the operation of the scheme throughout its lifetime.

17. The development shall be limited to 410 units of accommodation.

18. No vehicular access, except for emergency service vehicle provision, shall be made from the existing access to the North Wales Tennis Centre.

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19. As part of the detail reserved by condition no. 1 of this planning permission, provision shall be made for an area on site no smaller than 0.1ha for the purposes of providing an equipped play area. The play area shall be installed in accordance with a timescale to be agreed as part of the approved scheme.

Reason(s)

1. To comply with the provisions of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012
2. To comply with Section 92 of the Town and Country Planning Act, 1990.
3. To comply with Section 92 of the Town and Country Planning Act, 1990.
4. In order to define the terms of the planning permission and to ensure a safe means of access to the site in accordance with policy GDP1 of the Wrexham Unitary Development Plan.
5. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
6. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
7. This is a non-standard reason
8. To ensure that adequate visibility is provided at the proposed point of access to the highway in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. In the interests of highway safety, ensuring that the university campus car parking provision is maintained for the purposes of the use of the site as an education establishment. This would ensure that the development accords with policy GDP1 of the Wrexham Unitary Development Plan.
10. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
11. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
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14. In order to protect wildlife interests, which are afforded special protection in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.

15. 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.

16. To ensure satisfactory drainage of the site and to avoid flooding in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.

17. In order to establish the parameters of the development.

18. In order that a safe form of access to the site is maintained to ensure the free flow of traffic in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

19. In order to ensure that an adequate provision for outdoor space and play equipment is provided in the interests of the future occupiers of the site and to ensure compliance with policy CLF4 of the Wrexham Unitary Development Plan.



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

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