

MEMORANDUM



From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/MM/P/2023/0285	FAO:	Sharon Holman
Date:	3 rd August 2023	Your Ref:	P/2023/0285

Glyndwr University, Mold Road, Wrexham, LL11 2AW
Removal or variation of a condition following Grant of Planning Permission,

Further to your email / consultation dated 23/05/2023 in respect of the above, I comment as follows:-

The application (P/2023/0285) submitted is for the variation of Condition 2 relating to the Engineering Building from the approved planning application P/2018/0666. The scope for removal is based on a variation of the existing approved plans for the Engineering Building, to represent a reduced scheme in line with campus requirements. Planning permission was granted on 31/07/2019, works on the development haven't commenced.

Condition 2 States *"The Development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-*

- 1:100 Proposed Ground Floor Plan Rev P1 (Dwg No. AL-00-001)
- 1:100 Proposed First Floor Plan Rev P1 (Dwg No. AL-00-101)
- 1:100 Proposed Roof Plan Rev P1
- 1:100 Proposed Elevations (A + B) Rev P1
- 1:100 Proposed Elevations (C + D) Rev P1
- 1:100 Proposed Section Rev P1"

The newly submitted drawings for the Engineering Building associated with the proposed variation to the condition are:

- 1:250 Proposed Sketch Plans Rev P6 (Drawing Number A-01-0001)
- 1:100 Proposed Elevations Rev P4 (Drawing Number A-01-0003)
- 1:100 Proposed Section (Drawing Number 01-2001)

The drawings show a reduction in gross floor area for the proposed Engineering Building from 3,200sqm to 2,782sqm. It is understood that there is no change to the proposed layout of the site, nor is there any changes to highway matters.

Concerns regarding proposed parking provision were raised by Highways in responses to the approved planning application (P/2018/0666) (Highways concerns dated 04/06/2019 and 12/09/2018). Highways recommended that a Campus Wide Travel Plan and Parking Management Plan should be required if the planning application was supported which could reduce car parking demand.

The planning application P/2018/0666 was approved subject to conditions. One of the planning conditions (19) is for a Car Park Management Plan for the campus.

Due to Highways concerns regarding car parking provision it is accepted that despite the reduction in building size there would be no requirement to reduce the proposed parking provision.

Conclusion

It is concluded that there are no highway reasons why this condition cannot be amended to reference the new Engineering Drawing design.

A handwritten signature in black ink, appearing to read "A. Briley". The signature is written in a cursive, flowing style with a large initial "A" and "B".

Chief Officer, Environment & Technical