

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
		FAO:	Matthew Phillips
Our Ref:	ET/DC/MM/P/2021/0967	Your Ref:	P/2021/0967
Date:	28 th October 2022		

Glyndwr University, Mold Road, Wrexham
Removal of Condition 18 of planning permission P/2018/0666

Further to your email / consultation dated 11/10/2022 which provided new information relating to the expected growth in numbers of students and staff at Glyndwr University, I comment as follows:-

The Transport Assessment undertaken in support of P/2018/0666 assumed a 10% growth in the number of staff and students across the university and an equivalent increase in traffic movements. This allowed a robust assessment of the potential traffic impact of the proposal. Condition 18, to realign the Mold Road/Crispin Lane junction, was imposed based on this figure of 10% growth.

In their response to Natural Recourses Wales' concerns relating to phosphate discharges, the applicant has reviewed the current and projected numbers of staff and students, and has demonstrated that the development will not cause an increase in these numbers. There is therefore no reason to expect any increase in the number of vehicle trips.

It is also acknowledged that significant growth could be achieved within the university without the need for additional buildings.

Having reviewed this new information, there is no reason to require improvements at the Mold Road/Crispin Lane junction.

Conclusion

Given the new understanding that no increase in student and staff numbers is expected, and therefore no increase in traffic, it is agreed that Condition 18 may be removed.



Chief Officer, Environment & Technical