

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	GLYNDWR UNIVERSITY	Code No	WRR P/2018/0671
Agent	NARVO ASSET MANAGEMENT MR ANDREW SMITH HILLTOP HAMMERSLEY LANE TYLERS GREEN UNITED KINGDOM HP10 8HG	Date Received	10/08/2018
		Decision Date	07/05/2020

Town and Country Planning Act, 1990

Location of application

GLYNDWR UNIVERSITY, PLAS COCH ROAD, , WREXHAM, , LL11 2AW

Description of application

DEMOLITION OF REDUNDANT STUDENT HALLS AND OUTLINE APPLICATION FOR UP TO 410 RESIDENTIAL UNITS WITH ACCESS OFF B5101 TOGETHER WITH CAR PARKING, LANDSCAPING AND ASSOCIATED INFRASTRUCTURE ON SURPLUS LAND WITHIN THE OVERALL PLAS COCH ACADEMIC CAMPUS

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

CLF5	Open space requirements from new residential developments
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
GDP2	Capacity of infrastructure and community facilities
H2	Residential development within settlements
PS1	Settlement limits
PS2	Development and the environment
PS3	Brownfield Land
PS4	Settlement Pattern
T8	Parking

Revision	Date	Description of Decision
0	07/05/2020	Planning permission issued
1	13/07/2021	Discharge of condition 10
2	28/10/2021	Approval of details submitted in respect of 07, 08, 14, 16 and 17
3	17/12/2021	Approval of details submitted in respect of condition 18 and 19

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**Particulars of decision that Outline Planning Permission be GRANTED
Subject to the following:-**

Condition(s)

1. Approval of the following details shall be obtained from the Local Planning Authority before any part of the development is commenced:
 - a. the layout of the building(s)
 - b. the scale of the building(s)
 - c. the appearance of the building(s)
 - d. the landscaping of the site
2. 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.
3. 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.
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. No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to and approved in writing by the

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Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

Date Approved: 29/10/2021 **Reference Number:** P/2021/0596

By: Wrexham County Borough Council

Approved Details: Construction/Traffic Management Plan v1 reference 10408.CTMP

8. 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.

Date Approved: 29/10/2021 **Reference Number:** P/2021/0596

By: Wrexham County Borough Council

Approved Details: 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

9. 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.

10. No part of the development hereby approved shall commence until a Car Parking Management Plan relating to the Wrexham Glyndwr University Plas Coch Campus has been submitted to and approved in writing by the local planning authority. The plan shall be implemented prior to the first occupation of the development hereby approved.

App Ref No: P/2020/0604 **Documents Approved:** 1:500 Existing Site Plan, Car Park Management Plan issue date 4th May 2021 **Approved by:** Wrexham County Borough Council **Date:** 13/07/2021

11. Prior to the first occupation of any part of the development hereby approved, carriageway alignment improvements shall be implemented at the

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junction of Crispin Lane and Mold Road in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.

12. 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.

13. 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.

14. No development shall commence until a scheme of mitigation and compensation measures relating to Bats, in line with the recommendations set out in the approved approved Bat Assessment Report of RPS reference no. ECO00246 has been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved scheme.

Date Approved: 29/10/2021 **Reference Number:** P/2021/0596

By: Wrexham County Borough Council

Approved Details: Tyrer Ecological Consultants Ltd Updated Dusk Survey Results dated October 2021, including Appendix III – Glyndwr University – Bat and Bird Box Plan.

15. 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.

16. 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;

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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.

Date Approved: 29/10/2021 **Reference Number:** P/2021/0596

By: Wrexham County Borough Council

Approved Details: Indigo Surveys Ltd BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement reference 18164.21/S1/A2_AIA

17. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

Date Approved: 29/10/2021 **Reference Number:** P/2021/0596

By: Wrexham County Borough Council

Approved Details: Indigo Surveys Ltd BS5837:2012 Tree Survey, Arboricultural Implications Assessment & Method Statement reference 18164.21/S1/A2_AIA

18. 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

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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.

Date Approved: 17/12/21 **Reference Number:** P/2021/0912

By: Wrexham County Borough Council

Approved Details: Drawings nos.

109540 – Foul drainage calculations

109540 – Surface water drainage calculations.

109540 – Water quality summary statement.

109540-501 Section 104 drainage layout, Sheet 1.

109540-502 Section 104 drainage layout, Sheet 2.

109540-503 Section 104 drainage layout, Sheet 3.

109540-504 Proposed trunk drainage layout, Sheet 1 Revision P03

109540-505 Proposed trunk drainage layout, Sheet 2 Revision P03

109540-506 Proposed trunk drainage layout, Sheet 3 Revision P03.

109540-507 Section 102 drainage layout.

109540-510 Drainage construction details, Sheet 1.

109540-511 Drainage construction details, Sheet 2.

109540-521 Private drainage layout, Sheet 1.

109540-522 Private drainage layout, Sheet 2.

109540-523 Private drainage layout, Sheet 3.

109540-524 Private drainage layout, Sheet 4.

109540-525 Private drainage layout, Sheet 5.

109540- 526 Private drainage layout, Sheet 6

109540- 527 Private drainage layout, Sheet 7.

109540- 528 Private drainage layout, Sheet 8.

109540- 529 Private drainage layout, Sheet 9.

109540- 530 Private drainage layout, Sheet 10.

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109540- 531 Private drainage layout, Sheet 11.
109540- 532 Private drainage layout, Sheet 12.

19. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex B of TAN 2 or any future guidance that replaces it. The scheme shall include:

- i) the numbers, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 25% of housing units;
- ii) the timing of the construction of the affordable housing and its phasing in relation to the occupancy of the market housing;
- iii) the arrangements for the transfer of the affordable housing to an affordable housing provider;
- iv) the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v) the occupancy criteria to be used for determining the identity of occupiers of the affordable housing and the means by which such occupancy criteria shall be enforced.

Date Approved: 17/12/21 **Reference Number:** P/2021/0912

By: Wrexham County Borough Council

Approved Details: Letter dated 29 November 2021

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

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

22. 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)

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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. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
8. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
9. 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.
10. 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.
11. In the interests of highway safety and to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.
12. In order to ensure that the development will not cause harm to species which are protected through the planning system.
13. In order to ensure that the development will not cause harm to species which are protected through the planning system.
14. In order to ensure that the development will not cause harm to species which are protected through the planning system.
15. In order to ensure that the development will not cause harm to species which are protected through the planning system.
16. 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.

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17. 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.

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

19. In order to ensure that the development provides for an adequate mix of housing type and tenure you cater for the needs of the locality and to ensure compliance with policy H7 of the Wrexham Unitary Development Plan.

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

21. 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.

22. 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