

MEMORANDUM

From:	Chief Officer, Environment & Technical	To:	Chief Officer Planning & Regulatory
Our Ref:	ET/DC/PP/P/2021/0736	Your Ref:	MRJ/P/2021/0736
Date:	9 th August 2021		

TOWN AND COUNTRY PLANNING ACT 1990

TOWN AND COUNTRY (GENERAL DEVELOPMENT PROCEDURE) ORDER 1995

Location: O. S Grid Ref: 334 507 Coleg Cambria, Yale Campus, Grove Park Road, Wrexham.

Development: Demolition of existing building to facilitate erection of three storey building for classroom and training purposes, including car park and landscaping.

I refer to your consultation / email dated 26/07/2021 in respect of the above.

I understand that the proposed development will provide enhanced teaching and training facilities at the Campus replacing older buildings at the site.

Access

The campus is served by the existing main access on Rhosddu Road. The junction provides access in and out of the campus and access is regulated by a manually operated barrier. I understand that this access will remain as the only vehicular access to the site which is considered acceptable.

A number of existing pedestrian access points are available and will remain of Rhosddu Rd, Chester Street and the A5152 Link Road.

Parking & Turning Provision

As part of planning consent ref: P/2018/0638 at the Campus, a car park was to be provided at the college which provided 230 parking spaces for staff alone. This development indicated the removal of 17 existing parking spaces and the construction a new car park with 12 spaces. The net loss of parking spaces appeared to be 5 spaces.

I understand that the current proposal includes the loss of 3298m² gfa (Class D1 Use buildings) and erection of 4295m² gfa (Class D1 Use buildings). Based on LPGN 16 requirements, the proposed development would potentially require an additional 40 spaces (maximum). I understand that the overall previously accepted parking provision at the site will remain at 230 spaces with an additional 10 spaces being provided for the current proposal.

Although parking provision at the site falls short of maximum LPGN 16 requirements, the campus is located in Wrexham Town Centre in a highly sustainable location with easy access to existing public car parks, bus station and train station.

Travel Plan

When reviewing previous planning application P/2018/0638, I understood that the college is committed to the provision and implementation of an effective **Travel Plan**. The principle aim of the travel plan is to reduce car usage (particularly single occupancy journeys) and increase the use of public transport, walking and cycling.

This Travel Plan was intended to be implemented by designated college staff, travel plan co-ordinators and monitored by Senior Managers via the Health, Safety & Sustainability Committee. The Travel Plan was to consider the current arrangements which create the need for travel and the modes of travel currently used. Coleg Cambria intend to conduct a "Travel Survey" with staff and students in order to identify existing means of travel and ascertain the level of interest in a car share scheme. I assume that this Travel Plan will also be adopted and implemented as part of the current proposal and will be reviewed periodically to assist with the overall operation and development of the campus.

I would recommend the submission of a **Parking Management Plan**. The measures and plan submitted to and approved by the Local Planning Authority shall continue to be monitored as part of the Final College Travel Plan.

Construction Traffic Management Plan (CTMP) - including details of contractor parking

In order to construct the proposed scheme, the applicant will need to submit a Construction Traffic Management Plan including details of contractor parking for further approval. This could be included as a planning condition. I would recommend that the applicant liaises with our Traffic Section – on Tel: 01978 729643 to discuss / agree the content of any CTMP.

I therefore have no objections to the proposed development and recommend any permission include the following conditions:-

CONDITIONS

ZJ41 GENERAL LAYOUT

026R Prior to first use of the development the site shall be laid out in strict accordance with layout plan(s) No. @@@

ZJ45 CONSTRUCTION TRAFFIC MANAGEMENT PLAN

026R 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.

NONSTD TRAVEL PLAN

055r Prior to first use of the development, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. This plan shall include details of annual monitoring which shall be submitted to the Local Planning Authority on an annual basis for monitoring and review and the written approval of the Local Planning Authority.

NONSTD PARKING MANAGEMENT PLAN

055r

Further details of a parking management plan and strategy shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the building. The details hereby approved shall be adhered to thereafter. The measures and plan submitted to and approved by the Local Planning Authority shall continue to be monitored as part of the Final Travel Plan.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes.

A handwritten signature in dark ink, appearing to be 'D. J. ...', written in a cursive style.

Chief Officer, Environment & Technical