

MEMORANDUM

From:	Planning Control Manager	To:	Head of Environment and Planning
Our Ref:	EP/DC/PP/2018/0638	Your Ref:	PF/P/2018/0638
Date:	11 th September 2018		

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 the existing single and two-storey buildings in the south east corner of the Yale Campus Site, construction of a new three-storey building replacing the existing catering, performing arts, sports and examination facilities. Additionally providing general curriculum classrooms and ancillary facilities to support the development.

I refer to your consultation dated 07/08/2018 in respect of the above.

I understand that the proposed development will provide enhanced teaching and training facilities with improved examination, sports and dining facilities. The proposed development will increase the existing gross floor area of 2535m² to 8968m². I understand that some of the newly constructed areas will be made available for external events and conferences. This includes the hall and two lecture rooms, which have a total gfa of 445m². The rooms will be available for use outside of normal college operating hours and outside of term time.

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.

The campus is served by one main vehicular access on Rhosddu Road. The junction provides access in and out of the campus and access is regulated by a manually operated barrier. A car park is provided at the college which provides 230 parking spaces for staff alone. The proposed layout plan (Drg. No. YCR-TACP-PS-XX-DR-A-701 Rev P5) appears to indicate the removal of 17 existing parking spaces and the construction a new car park with 12 spaces. The net loss of parking spaces would appear to be 5 spaces.

Although, the proposed re-development of the campus does not provide for any additional parking spaces, the college is considered to be in a highly sustainable location with easy access to existing public car parks, bus station and train station.

There are a number of existing pedestrian access points to the campus and it is proposed to provide an additional access point off Chester Road. There is a splitter island in roughly the same location as this new access point along Chester Road which could ideally be modified to form a pedestrian refuge / crossing point. However, this is not feasible in this instance given the need to retain the existing on-street parking bays along this section of Chester Road.

Travel Plan

I understand 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.

The Travel Plan will be implemented by designated college staff, travel plan co-ordinators and monitored by Senior Managers via the Health, Safety & Sustainability Committee. The Travel Plan will 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 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 Engineer – Darren Green 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

- | | |
|-----------------------|---|
| ZJ45
026R | CONSTRUCTION TRAFFIC MANAGEMENT PLAN
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
055r | TRAVEL PLAN
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
055r | PARKING MANAGEMENT PLAN
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, 3, 4 & 5 of the supplementary notes.

Peter Do Anwaite

PM Planning Control Manager