

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	WRR P/2020/0344
Agent	NARVO ASSET MANAGEMENT MR ANDREW SMITH HILLTOP HAMMERSLEY LANE TYLERS GREEN UNITED KINGDOM HP10 8HG	No Date Received Decision Date	22/06/2020 30/10/2020

Town and Country Planning Act, 1990
Section 73

Location of application

, GLYNDWR UNIVERSITY, MOLD ROAD, , WREXHAM, , LL11 2AW

Description of application

AMRYWIO AMOD 9 O GANIATÂD ADEILAD RHESTREDIG P/2018/0667 -
YMESTYN Y CYFNOD AMSER AR GYFER GWEITHFEYDD ADNEWYDDU /
VARIATION OF CONDITION 9 OF PLANNING PERMISSION P/2018/0667 -
EXTEND THE TIME PERIOD FOR REFURBISHMENT WORKS

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

EC9	Listed buildings of special architectural or historic interest
GDP1	Development objectives

Revision	Date	Description of Decision
0	30/10/2020	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

Condition(s)

1. The works hereby granted consent shall be commenced before the expiry of 31/07/2024.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

General

1:1250 Site Location Plan Rev P2
1:1000 Proposed Plas Coch Masterplan Rev P2
1:1000 Proposed Demolition Plan Rev P2

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1:1000 Landscape Masterplan (Dwg No: 3060-103E)
1:200 Proposed Street Elevations Rev P1
1:200 Mold Road/Crispin Lane Junction Improvements Rev B

Learning Gateway Building

1:100 Proposed Front Elevation Rev A
1:100 Proposed Side Elevation East Rev A
1:100 Proposed Rear Elevation Rev A
1:100 Proposed Side Elevation West Rev A
1:200 Proposed Street Scene Elevations Rev A
1:100 Proposed Ground Floor Plan Rev A
1:100 Proposed First Floor Plan Rev A
1:100 Proposed Roof Plan Rev A
1:100 Proposed Long Section - 01 Rev A
1:100 Proposed Short Section - 02 Rev A

Engineering Building

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

Sports Hall

1:100 Proposed Elevations C + D Rev P1
1:100 Proposed Elevation B Rev P1
1:100 Proposed Ground, First and Roof Plans Rev P1
1:100 Proposed Elevations A + B Rev P2
3. Notwithstanding the approved Landscape Plan (Dwg No: 3060-103E) and Landscape Strategy (Ref: 3060 503C), no part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.
4. The landscaping scheme submitted and approved in connection with condition no. 3 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

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5. The buildings identified for demolition on the approved 1:1000 Proposed Demolition Plan Rev P2, shall not be demolished until a copy of a contract for the carrying out of the works of redevelopment of the site has been submitted to and approved in writing by the Local Planning Authority.

6. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

7. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

8. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.

9. Notwithstanding the approved plans, a plan for refurbishment works for the listed building shall be submitted to and approved in writing by the Local Planning Authority within 4 years of the date of the original Listed Building Consent, granted on 31/07/2019. The development shall be carried out in accordance with the approved details.

Reason(s)

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
2. To define the scope of the planning permission.

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3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.

5. To ensure that redevelopment of the site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

6. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

8. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

9. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant



**Officer Appointed for this purpose
Chief Officer Planning & Regulatory**

**In pursuance of its powers under the Acts
an 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**

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](http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm)