

MEMORANDUM

From: Chief Officer, Environment & Technical **To:** Chief Officer Planning & Regulatory
FAO: Matthew Philips

Our Ref: **Your Ref:** P/2020/0335

Date: 18th September 2020

**Glyndwr University, Plas Coch Road, Wrexham.
Removal Of Condition 11 (Highway Improvements) Of Planning Permission P/2018/0671.**

Further to your email / consultation dated 17/08/2020 in respect of the above, I comment as follows:-

Whilst it is recognised that vehicular accesses to the development will be via B5101 Plas Coch Road, it is anticipated that the increase in traffic on this junction, and the delay caused by barrier entry to the university site, will encourage a greater proportion of university traffic to use the Crispin Lane access. Traffic movements on the Crispin Lane / Mold Rd junction are therefore expected to increase.

Improvements to the Crispin Lane/Mold Road junction were also required as a condition of planning permission for applications P/2008/1296 for the student village and P/2018/0666 for academic buildings. As the work was not carried out as part of the student village development the condition remains in place.

Conclusion

It is anticipated that the proposed development will indirectly create an increase in traffic movements on the Crispin Lane/Mold Road junction by displacing university traffic from the Plas Coch access. Therefore there is no reason to remove condition 11 (Highway Improvements) from planning permission P/2018/0671.



Chief Officer, Environment & Technical