

Cerys Jones

From: Matthew Phillips
Sent: 12 February 2020 12:18
To: planning_admin
Subject: FW: Former Air Products Site - Planning permission reference P/2016/0505

Education response

From: Paula Parry
Sent: 12 February 2020 12:11
To: Matthew Phillips
Subject: RE: Former Air Products Site - Planning permission reference P/2016/0505

No problem re Secondary.

In relation to Primary - there are no proposals in the area to increase capacity in any of the nearest schools

Paula Parry
Access and School Places Manager



01978 295424



Wrexham County Borough Council, Lambpit Street, Wrexham LL11 1AR



Cyngor Bwrdeistref Sirol Wrecsam, Stryt y Lampint, Wrecsam LL11 1AR



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Ysgrifennwch ataf yn Gymraeg neu Saesneg
Please write to me in Welsh or English

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 12 February 2020 11:31
To: Paula Parry <Paula.Parry@wrexham.gov.uk>
Subject: RE: Former Air Products Site - Planning permission reference P/2016/0505

Paula,

We didn't ask for secondary contributions originally and the scheme has permission already. We can't retrospectively ask for an additional contribution.

In terms of the things highlighted, I am asking:

- are any projects in the pipeline that are not s106 funded that will increase school capacity over timescales that the development is projected to come forward;
- if so, could this off-set the need for contributions for this site, either fully or partially

The reason for asking for the above is that if there is no scope to vary the existing s106 requirements then the site will remain vacant for the foreseeable future. We will also need to make an additional 200+ house allocation in the LDP to off-set this.

Matthew

From: Paula Parry
Sent: 12 February 2020 11:24
To: Matthew Phillips
Subject: RE: Former Air Products Site - Planning permission reference P/2016/0505

I made it clear that we would not be asking for a contribution to Rhiwabon High School, only a % for Faith provision as our only faith High School is significantly oversubscribed annually. In relation to Primary given the numbers we would require the contribution.

Not sure what you mean in relation to the highlighted below.

regards

Paula Parry
Access and School Places Manager



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Please write to me in Welsh or English

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 12 February 2020 11:01
To: Paula Parry <Paula.Parry@wrexham.gov.uk>
Subject: RE: Former Air Products Site - Planning permission reference P/2016/0505

Paula,

Ysgol Rhiwabon also does appear to have 5 other obligation, even if we discount sites that haven't come forward. However there would appear to be over 200 places at present. On the basis that the development will generate 39 pupils it doesn't look like we could justify asking for a contribution. Furthermore, the extant s106 requires primary only so I can only consider the request we have had in that context – i.e. the owner would like to proceed without making primary contributions. On the basis of the information below, that does pose a problem. However the issue with this site is that it is very unlikely to be developed anyway with the school contributions – our own viability evidence for the LDP backs that up.

With this in mind, are there any projects that are coming forward that have either secured funding or that you are seeking (non-s106 funding) for schools in the vicinity that will increase capacity and that are likely to come on-stream over the timescales that the site will be developed? The current trajectory for the site is set out below:

Year	Completions
2019-2020	
2020-2021	
2021-2022	30
2022-2023	30
2023-2024	40
2024-2025	33
2025-2026	33
2026-2027	33
2027-2028	33
Total within Plan Period	232

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



-  01978 298780
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From: Paula Parry
Sent: 11 February 2020 18:08
To: Matthew Phillips
Subject: RE: Former Air Products Site - Planning permission reference P/2016/0505

Planning Reference	Planning Officer	Date to Planning (21 days from date of email)	Location (incl postcode)	No. of 2+ Apartments	No. of 2 Bed Houses	No. of 3 Bed Houses	No. of 4 Bed Houses	Number of Primary School Places Created	Number of Secondary School Places Created	No. of Primary School Places Created
P/2016/0505	Matthew Philips	24.01.2020	Air products site site grid reference	0	55	144	33	50	39	Ys Ac - Ys M

55 x 2 bedroom
144 x 3 bedroom
33 x 4 bedroom

I would be grateful for your comments on this matter within 14 days of the date of this email.

Regards

Matthew Phillips

Arweinydd Rheoli Cynllunio/Planning Control Lead
Cynllunio a Rheoleiddio/Planning and Regulatory



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