

Cerys Jones

From: Matthew Phillips
Sent: 13 February 2020 13:11
To: planning_admin
Subject: FW: P/2018/0671
Attachments: 2018-0671.pdf

Please add email and attached as education response to the above

From: Paula Parry
Sent: 13 February 2020 13:06
To: Matthew Phillips
Subject: RE: P/2018/0671

As we are already creating WM capacity and there is current capacity at Rhosddu then we can name St Mary's RC as requiring contribution

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: 13 February 2020 12:43
To: Paula Parry <Paula.Parry@wrexham.gov.uk>
Subject: RE: P/2018/0671

Paula,

Natalie needs a school to be named in the Planning Obligation. I don't think we can leave it as vague as contribution to an unnamed faith school.

Matthew

From: Paula Parry
Sent: 13 February 2020 12:08
To: Matthew Phillips
Subject: RE: P/2018/0671

Number of Proposed Homes	Places Generated
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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	N P S G M
P/2018/0671	Matthew Philips	23.01.2020	Glyndwr	410	0	0	0	29	16	Ys P C O. R C O. S M C —

Paula Parry
Access and School Places Manager



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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: 23 January 2020 13:31

To: Paula Parry <Paula.Parry@wrexham.gov.uk>

Subject: FW: P/2018/0671

Paula,

Can you confirm point 3 for me – this is in respect of the 410 proposed flats off Plas Coch within the grounds of Glyndwr.

Thanks

Matthew

From: Natalie Roberts [<mailto:natalie.roberts@wrexham.nwalescls.com>]

Sent: 22 January 2020 14:49

To: Matthew Phillips

Subject: RE: P/2018/0671

Dear Matthew,

Further to the below I am in the process today of preparing draft deed for Glyndwr university 410 apartments PP.

1. Having looked at Martin's requirements below I am not sure 1 and 2 can be considered as payments in lieu of on-site open space. One is to improve a footpath (active travel contribution) and the second, again, is somewhat slippery as to a valid contribution to open space within the locality (public realm contribution?). I feel uncomfortable heading these under pos contribution and consider Glyndwr would have a valid reason to question such contributions legality in respect of the planning obligation requirements requested of them as part of the planning permission.

I have no issue with 3 and 4 and consider those requests fit well under a pos contribution requirement. Please let me know your thoughts. Should the pos contribution need to tie to other play areas in the vicinity as a consequence of perhaps 1 and 2 not being incorporated into the deed, I will need instructions as to which play areas those are.

2. I believe the plan of the area prepared by planning needs to be amended to remove the area of adopted highway. Glyndwr do not own that area and improvements to the junction are dealt with by condition and no reference to the area is made in the s106 agreement.
3. Please confirm which primary school are to receive primary education contribution.
4. Please confirm the affordable housing areas to be referenced within the deed.

I look forward to hearing from you,

Cofion/Sincerely

Natalie Ann Roberts LL.B (Hons)
Cyfreithiwr/ Solicitor (Place Team)

 01978 292 214

 Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

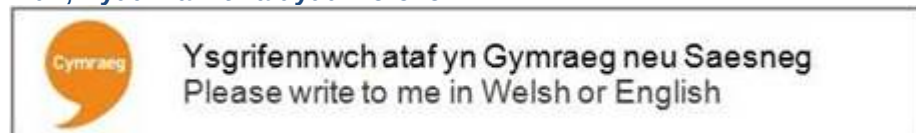
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My working days are Monday, Tuesday and Wednesday/ Fy nyddiau gwaith yw dydd Llun, Dydd Mawrth a dydd Mercher.



Reference: WCBC - 035920/01304809

From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>
Sent: 08 January 2020 16:36
To: Natalie Roberts <natalie.roberts@wrexham.nwalescls.com>
Subject: RE: P/2018/0671

Natalie,

Having looked at Phil's report I think we add them all in. Be easier to do that and negotiate a reduction via a deed of variation if it isn't needed later than try to go the other way I think!

Matthew

From: Natalie Roberts [<mailto:natalie.roberts@wrexham.nwalescls.com>]

Sent: 08 January 2020 16:16

To: Matthew Phillips

Subject: RE: P/2018/0671

Matthew,

This is useful, thank you. I would suggest itemising is best. It clarifies where the actual need for off-site improvements within the locality are. Should they all be incorporated and money only taken if onsite provision does not meet requirements?

Joy Moreton has been in touch and confirmed she is acting. I will request undertaking for costs today.

Cofion/Sincerely

Natalie Ann Roberts LL.B (Hons)

Uwch Gyfreithiwr Dros Dro/Interim Senior Solicitor (Place Team)

 01978 292 214

 Wrexham County Borough Council, Guildhall, Wrexham LL11 1AY

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Reference: WCBC - 035920/01286507

From: Matthew Phillips

Sent: 08 January 2020 08:58

To: Natalie Roberts

Subject: FW: P/2018/0671

Natalie,

Further to my previous email about the Glyndwr application please see below. Would you suggest providing a total for the contribution or instead itemising them?

Matthew

From: Carla Hughes

Sent: 08 January 2020 08:44

To: Matthew Phillips

Subject: RE: P/2018/0671

Hi Matthew – happy new year.

Martin Howarth has already sent something to Phillip regarding this.

Please see below.

Subject: RE: P/2018/0671 - Land at Glyndwr university for housing

Philip

Section 106 contributions

We would look to request the following off site section 106 contributions. First 2 are the priorities.

- 1. Informal path adjacent to the Tennis Centre. This runs from behind the tennis centre to link up with Crispin lane. The path is very heavily used but is in a very poor condition with complaints about its surfacing in wet weather. We would like to replace the path with a new tarmac surface. This would support active travel and community use of the site. Cost £30,000*
- 2. Tree planting in open space around the University. We would like to increase the tree planting cover on the open spaces around the University. Trees would be planted at Ashfield, Maesgwyn, Rhosddu and other open spaces to increase the tree cover. This supports the Tree Strategy which identified the Town Centre as a priority for tree planting due to low canopy cover. Also supports climate change, decarbonisation and improves community spaces. Around 50 large trees as a target. Cost - £20,000.*
- 3. Ashfield Play Area – the play area is heavily used and would benefit from play area equipment improvement-cost £15,000.*

4. Bellevue Park – park infrastructure improvements- path, bin and bench improvements. Park is the nearest main park to the site. The park is already heavily used. The money will help to refurbish the park infrastructure. Cost -£30,000.

Martin Howorth

Parks, Countryside and Rights of Way Manager

Rheolwr Parciau, Cefn Gwlad a Hawliau Tramwy

Hope this helps.

Kind regards Carla

Carla Hinde

Swyddog Tirweddu/Landscape Officer



01978 729637

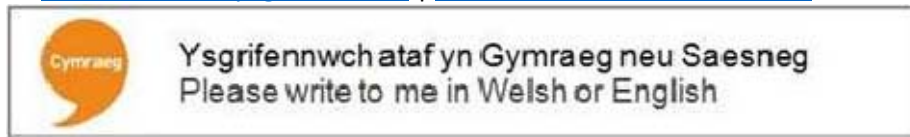
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From: Matthew Phillips <Matthew.Phillips@wrexham.gov.uk>

Sent: 06 January 2020 10:15

To: Carla Hughes <Carla.Hughes@wrexham.gov.uk>

Subject: P/2018/0671

Carla,

We are currently dealing with a section 106 agreement for a development of up to 410 apartments on part of the Glyndwr campus – the application site is shown edged red on the attached plan.

The agreement will make provision for an on-site contribution in the event on the on-site POS being less than the policy requirements.

In the event that we do seek an off-site contribution are you able to confirm:

- a) A nearby area of POS that you would be seeking a contribution towards;
- b) A project or projects that this could fund;
- c) The cost of the projects.

It might be that we'd need to specify a sliding scale in the s106 agreement – depending on how much on-site provision was made.

Matthew

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Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddyliwch cyn argraffu!

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