

9 May 2019

Philip Forster
Planning Officer
Development Control
Wrexham County Borough Council
Guildhall
Wrexham
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Dear Philip

Land at Plas Coch
Planning Application P/2018/0671

Demolition of redundant student halls and construction of up to 410 apartments on surplus land within Plas Coch Campus.

Further to our various discussions in relation to the above application, this letter addresses the remaining points as follows:

1. Revised red-line site plan : AL-100-001 Rev P3

The original application which was submitted in August 2018 contained a "Plas Coch Campus Transport Assessment" report, which was produced by ITP. Subsequent to this, a "Highways Addendum" was submitted in December 2018. The Highways Addendum contains a proposed off-site highway improvement scheme at the junction of Mold Road and Crispin Lane, which required 3rd party land outside of the highway boundary to be used for the delivery of the proposed junction improvement at the Mold Road / Crispin Lane junction.

Since the original application was submitted in August 2018, the applicant Glyndwr University has now acquired this additional land to the west of Crispin Lane, at its junction with Mold Road. A portion of this land has now been included within the revised redline, to facilitate the delivery of the junction improvement scheme, following discussions with Wrexham CBC Highways. It is envisaged that any planning permission would include a condition requiring a Section 278 Agreement be entered into by the Applicant, to secure the delivery of these works.

2. Ownership Certificate : please see revised application form and ownership certificate. This updates the ownership certificate to today's date.
3. Highways and Transport : attached is an Executive Summary produced by ITP dated 3 May 2019, which addresses the various issues raised by Wrexham CBC Highways during the consultation period for the planning application. This should be read alongside the revised redline site boundary and previously submitted Highway Reports listed at Point 1.

Given the above, I trust that this additional information will enable the application to be reported to Wrexham CBC's Planning Committee, alongside the other Campus 2025 Planning Applications as swiftly as possible.

If you do wish to discuss any aspect, please do not hesitate to contact me.

Yours sincerely

Andrew Smith

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