

20 May 2019

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Dear Mared

**Plas Coch
Planning and Listed Building Application P/2018/0666**

Detailed planning and Listed Building Application for Demolition of student union and other redundant buildings, and redevelopment of academic campus to provide new Learning Gateway and Inner Gateway Buildings, new Engineering Building, new Sports Hall Extension, redevelopment of multi-use games area, refurbishment of social learning and academic tuition space, together with new car parking, infrastructure, landscaping and public realm works.

We spoke recently about the position regarding the existing Multi-Use Games Area at Plas Coch, which is proposed to be redeveloped into car parking, as part of the subject Planning and Listed Building Application.

The original Planning Statement for the subject application (submitted August 2018) confirmed that the existing facility is currently owned by Glyndwr University (i.e. it is not a public facility) and is approaching the end of its economic life.

The Planning Statement also confirmed that whilst not directly part of Campus 2025, Glyndwr University also own land at Colliers Park, which was granted Planning Permission by Wrexham CBC in 2018 (ref P/2018/0194) for:

“alterations and extension to existing facility to create National Football Development Centre (D2) and educational facility (D1) including replacement pitches, and floodlighting and associated external works, external store and containers and access arrangements.”

This facility is now being developed jointly by Glyndwr University and the Football Association for Wales. It remains the position of Glyndwr University that whilst the application at Colliers Park is not part of Campus 2025, it is relevant in the provision of alternative sports pitches and without this scheme, the proposals at Plas Coch to redevelop the existing sports pitch would, in isolation, be contrary to policy CLF1 of the Wrexham UDP, which is relevant to the determination of the subject application. Policy CLF1 states that:

“Development which adversely affects indoor or outdoor central multi-activity community and leisure facilities, particularly within settlement limits, will not be permitted.”

The following are the key considerations in assessing how the proposals affect the sports pitch proposed to be redeveloped at Plas Coch. This also updates the position since the original application was submitted as follows:

1. The current pitch at the Plas Coch Campus (which is proposed to be redeveloped) is no longer used. The pitch was closed in winter 2018/19, due to Health and Safety issues. Glyndwr University no longer use the pitch and bookings from 3rd parties are no longer accepted in the evenings. The entire facility is therefore closed. This closure is not as a result of development, it is as a result of both being obsolete and the new improved facilities being available elsewhere within Glyndwr's Estate within Wrexham.
2. As the existing facility has reached the end of its useable and economic life, Glyndwr University will not be relaying new pitches. Irrespective of whether Campus 2025 is approved, the cost of replacing the pitch (circa £300k) will not be incurred by Glyndwr, as the pitches are not required, due to the investment in the new facility at Colliers Park.

3. Under the usage agreement with the Football Association of Wales, Glyndwr University has priority access to use the new facilities at Colliers Park, from Monday to Friday, from 9am - 5pm (and until 6pm on Wednesday) during term-time.

Glyndwr's ability to use the new facilities at Colliers Park equates to 500 hours per annum for the practical delivery of teaching on its sports related degree courses and 350 hours per annum to play student sport.

Given the above, it is demonstrated that Glyndwr will have the joint use of a facility of national significance alongside the Football Association for Wales, which is clearly a qualitative improvement beyond the obsolete facility at Plas Coch.

The new development at Colliers Park will also deliver a quantitative improvement beyond the existing multi-use games area on Plas Coch, as the new pitches are both larger in capacity terms and have no lesser access, as they are available all during the day, during term-time.

This proposal is therefore brought forward on the basis that the provision of better sports facilities elsewhere on Glyndwr University's Estate more than off-sets the loss of the old facility at Plas Coch and therefore Policy CLF1 has been complied with, as the proposals do not adversely affect any outdoor leisure facilities.

I trust the above clarifies the position. If you need any further information, please do not hesitate to contact me.

Yours sincerely

Andrew Smith

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