

29 May 2019

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Dear Mared

**Land at 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.

Further to our various discussions in relation to the above application, please find enclosed a package of additional information, which seeks to amend the proposals in light of the various comments raised by various Statutory Consultees.

Listed Buildings

The key element which has been changed involves the Learning Gateway Building. The submitted scheme proposed a new significant lightweight structure on the frontage to Mold Road. As a result of feedback from Wrexham CBC, this element has been revisited by Glyndwr University's design team, to establish whether a building could be sited elsewhere on the campus, which still delivered a new, modern showcase space for University, capable of holding various events, conferences, exhibitions etc, without affecting the Mold Road frontage, as this elevation was considered to be the most important element of the listed building.

As a result of this further consideration of the importance of the Mold Road frontage, a revised proposal has been produced in consultation with Wrexham CBC Planning and Conservation Officers. This removes the proposed Learning Gateway Building from the Mold Road frontage and instead places a significant new structure where the previous smaller Inner Gateway Building was proposed, forming a new statement building within the centre of the campus. This proposal requires the demolition of the former student union and refectory elements of the listed building.

Whilst this loss of elements of the listed building is a significant issue, a revised Heritage Impact Assessment (HIA) has been produced by EDP. The HIA report accompanies this package of amended material and specifically looks at the loss of the listed building elements and the appropriateness of the proposed new building which is proposed to be built where these two elements were previously situated. The HIA concludes that:

"...in terms of the setting of the listed building the loss of significance incurred by the loss of the two building parts proposed for demolition should be compared with the gains to be made from improvements to the building's setting. As outlined already, these include improvements to the appearance of the Mold road façade, which contributes highly to the building's significance. The re-design of the space to the north-east of the listed building would remove negative elements from this part of the campus in the form of car parking and clusters of 1960s buildings, as well as opening up views of the listed building, its closely associated Quad and key design elements such as the continuous fenestration of its main ranges and the clock tower...."

...As such, at the expense of the loss of two parts of the listed building which contain a minimal part of its significance, the proposed development would deliver benefits in terms of securing the long-term preservation and refurbishment of the parts of the listed building which contain the

majority of its significance. In addition, the new design of the central part of the campus would, as well as improving the student experience, allow for a greater appreciation of the remaining, highly significant parts of the listed building, which would be experienced as the original building in a sequence of high-quality building provision within the campus, with key buildings set around a well-designed central arena...

The description of development remains unaltered and therefore the amendments simply involve a revised package of drawings and supporting information.

Proposed Floorspace and Demolition

The overall quantum of floor space proposed is as follows:

New Learning Gateway Building

Gross Internal Area Ground Floor	1022 sqm
Gross Internal Area First Floor	719 sqm
Total Gross Internal Area	1740 sqm

Engineering Building

Gross Internal Area Ground Floor	1550 sqm
Gross Internal Area First Floor	1437 sqm
Total Gross Internal Area	2987 sqm

Also include within the package of supporting information (detailed below) is a demolition plan, which confirms the proposal is for the demolition of 5,814.6 sq m of existing buildings. Of these, 1,530 sq m are Listed buildings, with the remaining 4,284.6 sq m being existing buildings which are not listed.

Multi-Use Games Area and Sports Pitch Provision

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.

Highways and Transport

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 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 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.

The Plas Coch Campus is in a highly sustainable location, close to Wrexham General Railway Station and Wrexham Town Centre. There are currently three points of access into the Campus on Mold Road, Plas Coch Road and Crispin Lane. The separate planning application for up to 410 apartments in the north western portion of the Plas Coch Campus will retain an existing access into the academic campus, with a barrier/key fob arrangement put in place (to be secured via a potential planning condition) which prevents residential trips routing through the campus, but maintaining the ability for legitimate users of the academic facilities to retain access.

With the proposed improvements being made to the overall public realm within Plas Coch and the new learning gateway and engineering buildings proposed within the centre of the Campus, it is proposed that a new main access is created off Mold Road. This will provide a combined in/out priority junction at the location of the current exit, which gives a much greater visibility of the access for drivers approaching from the A483, than the current arrangement.

It is proposed that once the land associated with the PRS scheme is removed from the campus, 568 spaces will be retained for use by the University, excluding the spaces allocated to the Crispin Lane student accommodation. With the Travel Plan provisions and increased student accommodation proposed (there is a separate outline planning application for an additional 197 student bed-spaces on land at Crispin Lane as part of Campus 2025) the need for students to travel will reduce and the overall sustainability credentials

of Plas Coch Campus, where a greater number of students will both live and learn will increase. Campus 2025 does however enable Wrexham Glyndwr University to take a long-term and overall approach to the development of their Estate, rather than repeating the developments of the past, where new additions have been built as and where required.

The car parking proposed where the former sports pitch (discussed previously in this letter) was located has been designed on the basis that if student demand at Glyndwr University were to increase significantly, then a decked / multi-storey parking arrangement could be installed at a later date at this part of the site. Whilst the subject application does not feature this proposal, this concept is put forward as a means to demonstrate that Campus 2025 does look at a number of issues both now and into the medium and longer term.

Landscape Masterplan

As a result of the removal of the learning gateway from the Mold Road frontage and the new building proposed where the refectory / student union buildings are currently situated, the overall landscape masterplan and landscape design statement have been revised to factor in this amendment.

Submitted Information relating to Planning and Listed Building Application Ref P/2018/0666

To assist, I have produced a table which details every document submitted as part of the original application and, where appropriate:

Documents which are superseded/withdrawn are highlighted in blue
New Documents are highlighted in green

Document	Status
<u>Application Form, Ownership Certificates and Redline Plan</u> Application Form and Ownership Certificate (see note one)	Amended form and ownership certificate enclosed
531-17-AL-100-001 Rev P1 Plas Coch Site Location Plan (see note two)	Replace with 531-17-AL-100-001 Rev P2
Pre-Application Consultation Report	Submitted document remains unchanged
<u>Scheme Drawings & Statements</u>	
531-17-6-AE-00-003 Engineering Building Sections	Submitted document remains unchanged
531-17-6-AE-00-001 Engineering Building Proposed Ground Floor Plan	Submitted document remains unchanged
531-17-6-AE-00-101 Engineering Building Proposed First Floor Plan	Submitted document remains unchanged
531-17-6-AE-00-201 Engineering Proposed Roof Plan	Submitted document remains unchanged
531-17-7-AE-00-001 Sports Hall Proposed Elevation A and B	Submitted document remains unchanged
531-17-7-AE-00-002 Sports Hall Proposed Elevations C and D (1 and 2)	Submitted document remains unchanged
531-17-7-AE-100-001 Sports Hall Existing Elevations (A and B) (1 and 2)	Submitted document remains unchanged
531-17-3-AE-100-002 Plas Coch Existing Site Plan	Submitted document remains unchanged
531-17-3-AL-00-001 Sports Hall Plans	Submitted document remains unchanged
531-17-3-AL-100-001 Sports Hall Existing Roof Plan	Submitted document remains unchanged
531-17-3-AL-101-001 Sports Hall Plans	Submitted document remains unchanged
531-17-AE-00-001 Proposed Street Elevations	Submitted document remains unchanged
531-17-AE-100-001 Main Building Existing Elevation A and B	Submitted document remains unchanged
531-17-AE-100-002 Main Building Existing Elevation C and D	Submitted document remains unchanged
531-17-AE-100-003 Main Building Existing Elevation E, F, G and H	Submitted document remains unchanged
531-17-AE-100-004 Main Building Existing Elevation I and J	Submitted document remains unchanged
531-17-AE-100-005 Students Union Existing Elevation	Submitted document remains unchanged

Document	Status
531-17-3-AL-00-001 Plas Coch Proposed Masterplan Rev P1	Replace with 531-17-3-AL-00-001 Rev P2
531-17-AL-10-001 Plas Coch Demolition Plan	Replace with 531-17-AL-10-001 Rev P1
531-17-AL-100-002 Plas Coch Existing Site Plan	Submitted document remains unchanged
531-17-AL-100-003 Plas Coch Topographical Survey Reference Plan	Submitted document remains unchanged
531-17-AL-100-004 Plas Coch Topographical Survey Plan 01 – 09	Submitted document remains unchanged
531-17-3-AL 00 001 Learning Gateway Proposed Ground Floor Plan	Withdrawn – This building is no longer proposed
531-17-3-AL 00 101 Learning Gateway Proposed Mezzanine Plan	Withdrawn – This building is no longer proposed
531-17-3-AL 00 201 Learning Gateway Proposed Roof Plan	Withdrawn – This building is no longer proposed
531-17-3-AE 00 001 Learning Gateway Proposed Elevations	Withdrawn – This building is no longer proposed
531-17-3-AE 00 002 Learning Gateway Proposed Elevations	Withdrawn – This building is no longer proposed
531-17-3-AE 00 005 Learning Gateway Proposed Sections	Withdrawn – This building is no longer proposed
531-17-3-AL-00-002 Inner Gateway Proposed Ground Floor Plan	Withdrawn – This building is no longer proposed
531-17-3-AL-00-102 Inner Gateway Proposed Roof Plan	Withdrawn – This building is no longer proposed
531-17-3-AL-00-003 Inner Gateway Proposed Elevations	Withdrawn – This building is no longer proposed
531-17-3-AL-00-004 Inner Gateway Proposed Elevations	Withdrawn – This building is no longer proposed
841-19-AL-04-001 Proposed Ground Floor Plan	New drawing of new Learning Inner Gateway Building
841-19-AL-04-002 Proposed First Floor Plan	New drawing of new Learning Inner Gateway Building
841-19-AL-04-003 Proposed Roof Plan	New drawing of new Learning Inner Gateway Building
841-19-AE-04-001 Proposed Elevation 01	New drawing of new Learning Inner Gateway Building
841-19-AE-04-002 Proposed Elevation 02	New drawing of new Learning Inner Gateway Building
841-19-AE-04-003 Proposed Elevation 03	New drawing of new Learning Inner Gateway Building
841-19-AE-04-004 Proposed Elevation 04	New drawing of new Learning Inner Gateway Building
841-19-AE-04-005 Proposed Street Scene Elevations	New drawing of new Learning Inner Gateway Building
841-19-AS-04-001 Proposed Long Section 01	New drawing of new Learning Inner Gateway Building
841-19-AS-04-002 Proposed Short Section 02	New drawing of new Learning Inner Gateway Building
531-17-1.1 Design and Access Statement	Original document remains submitted
The New Learning Gateway Building : Design and Access Appendix	Design and Access Statement outlined above needs to be read alongside (and in part superseded) by the Design and Access Addendum Report of April 2019
Heritage Impact Assessment (ref edp4846_r002b)	Replace with Heritage Impact Assessment, Revised Option 2 Design (ref edp4846_r006a)
Energy Statement produced by FutureServ	Submitted document remains unchanged
Plas Coch Campus Transport Assessment (July 2018) Highways Addendum (ref 2627) of 10 th December 2018	Documents remain submitted, although needs to be read alongside the Executive Summary, Highways of 3 May 2019.
Preliminary Ecological Appraisal produced by RPS	Submitted document remains unchanged
Flood Consequence Assessment and Drainage Strategy produced by Scott Hughes	Submitted document remains unchanged
Landscape Masterplan Ref 3060-103C	Replace with Landscape Masterplan 3060-103D
Landscape Design Statement (3060 503A)	Replace with Landscape Design Statement (3060 503B)

Notes

- The application form has been amended with the floor areas for the revised scheme and updated Ownership Certificates.

- 2 The site location plan has been amended, because since the original application was submitted in August 2018, Glyndwr university have acquired all of the land at the corner of Mold Road and Crispin Lane (see under heading of Highways and Transport).

Summary

Given the above, the revised proposals seek to address all of the issues raised through the determination of the application and now proposes a scheme which finds the balance between protecting and preserving the Listed Buildings and providing Glyndwr University with a real and genuine improvement to its Estate, enabling the University to continue to attract students and maintain its status over the longer-term as providing higher education within Wrexham.

I trust that the above is clear and that the amended scheme can be reconsulted upon by Wrexham CBC, with the aim of taking the application forward to Wrexham CBC's Planning Committee in the near future.

Yours sincerely

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