Cassidy+Ashton

C+A

Cassidy+Ashton

Architecture + Building Surveying + Town Planning

Wrexham University - Container Laboratory

Supporting Planning and Design Statement

28th July 2025

CASSIDY + ASHTON

10 Hunters Walk, Canal Street,
Chester, CH1 4EB

TABLE OF CONTENTS

1.0 INTRODUCTION 3

2.0 SITE AND CONTEXT 4

3.0 PROPOSED DEVELOPMENT 7

4.0 NATIONAL PLANNING POLICY 11

5.0 LOCAL PLANNING POLICY 18

6.0 OTHER MATERIAL CONSIDERATIONS 23

7.0 GREEN INFRASTRUCTURE STATEMENT 26

8.0 CONCLUSIONS 29

1.0 INTRODUCTION

1.1 Cassidy + Ashton have been instructed by Wrexham University to prepare and submit this full planning application for the erection of a containerised laboratory building, to accommodate specialist facilities in association with the new Engineering building on site.

1.2 The application site is Wrexham University, Plas Coch Campus, Mold Road, LL11 2AW.

1.3 The application is for the following:

Erection of containerised laboratory building and all associated works.

1.4 This supporting planning statement sets out the context of the site and considers the planning merits of the proposal, reaching the conclusion that the proposed development is compliant with local and national planning policy.

1.5 This statement is to be read in conjunction with a series of plans and other documentation, comprising the planning application pack as a whole:

- Location Plan
- Existing and Proposed Site Plan
- Existing and Proposed Floor Plans
- Existing and Proposed Elevations
- Supporting Planning & Design Statement (inc. Green Infrastructure Statement)

2.0 SITE AND CONTEXT

2.1 The application site forms part of the wider Wrexham University Main Academic Campus, which totals c. 14 ha. The area subject to this application extends to 0.0157 ha.

2.2 The campus site as a whole is comprised of the universities academic and residential buildings, together with its ancillary amenities, including sports facilities, car parking and open space.

2.3 The area subject to this application is situated to the north-western aspect of the campus as indicated by Figure 1 below.

2.4 The application site is located adjacent to the newly constructed Engineering building (EEOC) as developed under planning permission P/2023/0285.

2.5 The existing engineering building (inc. John Troth Lecture Theatre) to the south of the site is to be demolished aligned with the completion of the new Engineering building, which is expected to be in operation for the 2025/26 academic year.

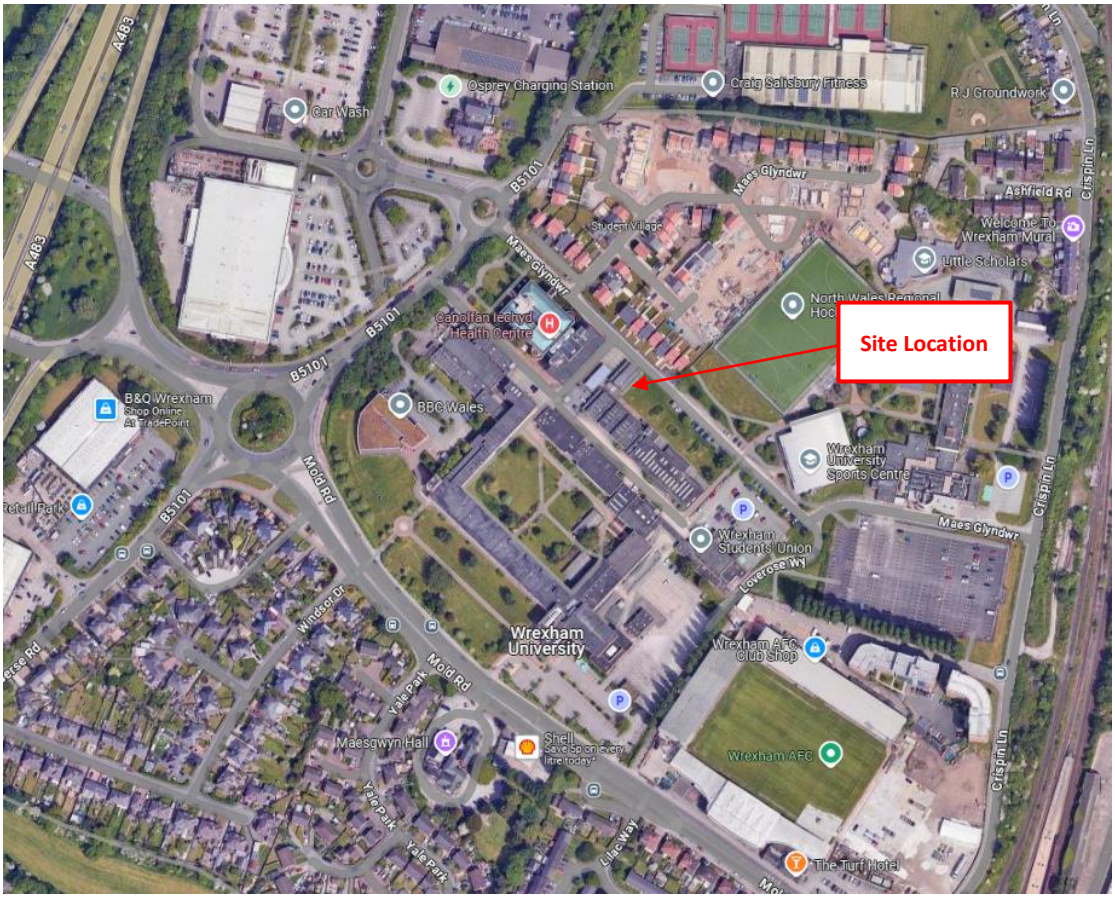


Fig. 1 Site Location [Source: Google Maps]

2.6 Situated less than 1 mile from the centre of Wrexham, the campus site is in close proximity to a suite of local amenities and public transport facilities.

2.7 Wrexham General Railway Station is located approximately 500m South-east of the site, providing services to Bidston, Chester, Holyhead, Cardiff, Birmingham, and Llanelli.

2.8 Walking and cycling are also key methods in accessing the site, with the town centre being easily accessible via these methods.

WREXHAM UNIVERSITY – FUTURE STRATEGY

2.9 Wrexham University is a public research university with charitable status, which was established in 2008 from the former North East Wales Institute of Higher Education.

2.10 'Campus 2030' is the universities future strategy, which seeks to sustain its position in the higher education sector, delivering a 21st century appropriate learning environment.

2.11 Campus 2030 therefore presents the primary objective to provide a modern, flexible campus, with spaces which are able to adapt as teachning and learning styles evolve.

2.12 The University are committed to investing in the campus to develop an environment where students want to stay, building a student centred, vibrant and sustainable campus. Aligned with this are examples such as the development of the new EEOC building, the Northern Quarter permission, the sale of the land and subsequent reinvestment in the university campus, being integral to the university's strategy.

NEW ENGINEERING BUILDING

2.13 P/2018/0666 granted a campus redevelopment scheme, which included a new Engineering (EEOC) building located adjacent to the application site. A subsequent S73 (variation of condition) application replaced P/2018/0666 to reflect a design change to the engineering building (P/2023/0285).



Fig. 2 Proposed Masterplan P/2018/0666 [Source: DAY Architectural]

2.14 The existing E Block building and John Troth Lecture Theatre will be demolished as approved under the above permission once the new building is in operation. Demoltion is currently being mobilised ahead of the 2025/26 academic year.

2.15 The new engineering building will deliver a specialist centre providing cutting-edge facilities for research and development for use by staff and students.

2.16 Alongside the engineering building, the proposed development before you provides a specialised laboratory and will house technical equipment required for research and development.

3.0 PROPOSED DEVELOPMENT

3.1 The proposed development subject to this application is for the erection of a containerised laboratory building at Wrexham University.

3.2 The proposed laboratory is aimed to accommodate specialist facilities in association with the new Engineering building which has recently been constructed, to be operational for the 2025/26 academic year.

3.3 The container will sit to the west of the new Engineering building on a section of hardstanding associated with the surrounding construction works.

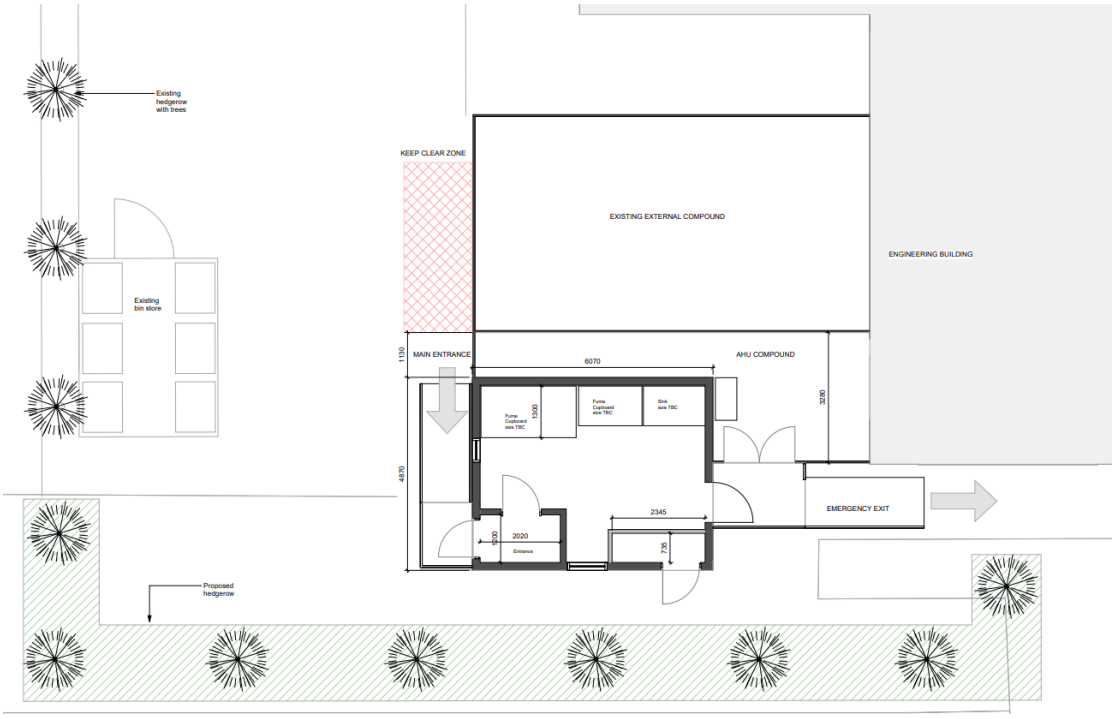


Fig. 3 Proposed Plan

3.4 The container will have an external floorspace of 29.6m^2. The lab is to be installed on an existing slab south of the external plant compound associated with the recently completed engineering building. An offset in excess of 1m is proposed between the external compound fence and the lab. The height of the container will be 2.9m.

3.5 To the south of the proposed laboratory building an area of planting is proposed to reflect and extend the planting currently sited to the west of the engineering building and service yard (external compound, bin store). The planting will both screen view of the container laboratory as well as forming a physical barrier for segregation of the service yard from

the wider campus to the south and what will become a key pedestrian throughfare aligned with P/2023/0285.

3.6 The internal space of the container will house a main classroom/laboratory area which will contain specialist equipment to facilitate the required research, education and learning. A small changing area will be located at the entrance with an emergency exit to the east.

3.7 The lab is to accommodate research and education utilising Hydrogen. The hydrogen electrolyser will be stored in the existing plant compound with piped connections along the slab into the lab. It is not propsed that large amouts of hydrogen will be stored on site as the elctrolyser will produce hydrogen aligned with operation of the lab for its imminent use.

3.8 In addition, a small area of additional plant will be located to the rear of the lab, comprised of air handling unit.

3.9 All service units will be placed externally to the container within a secure fence line and will not be visible from the main university building which is a listed asset.

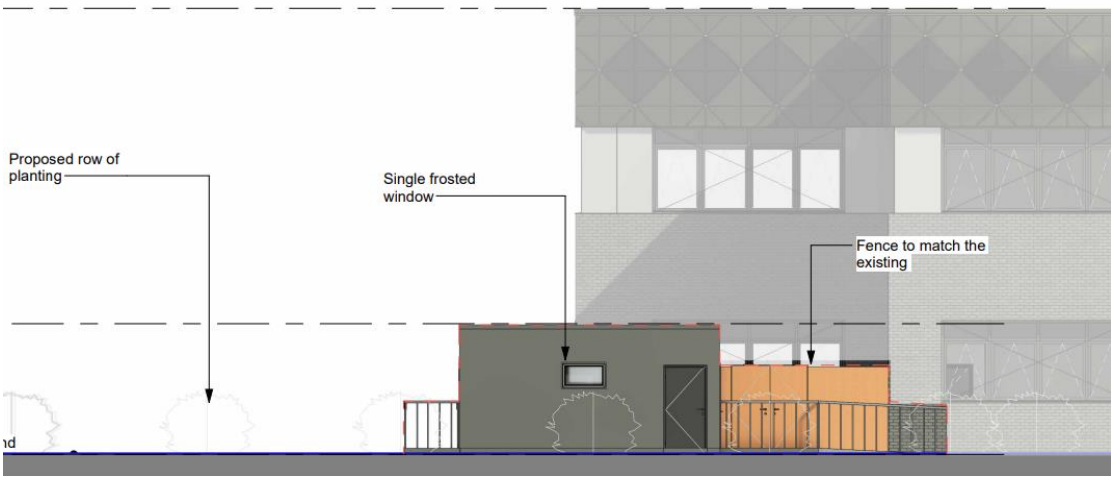


Fig. 4 Proposed South Elevation



Fig. 5 Proposed East Elevation

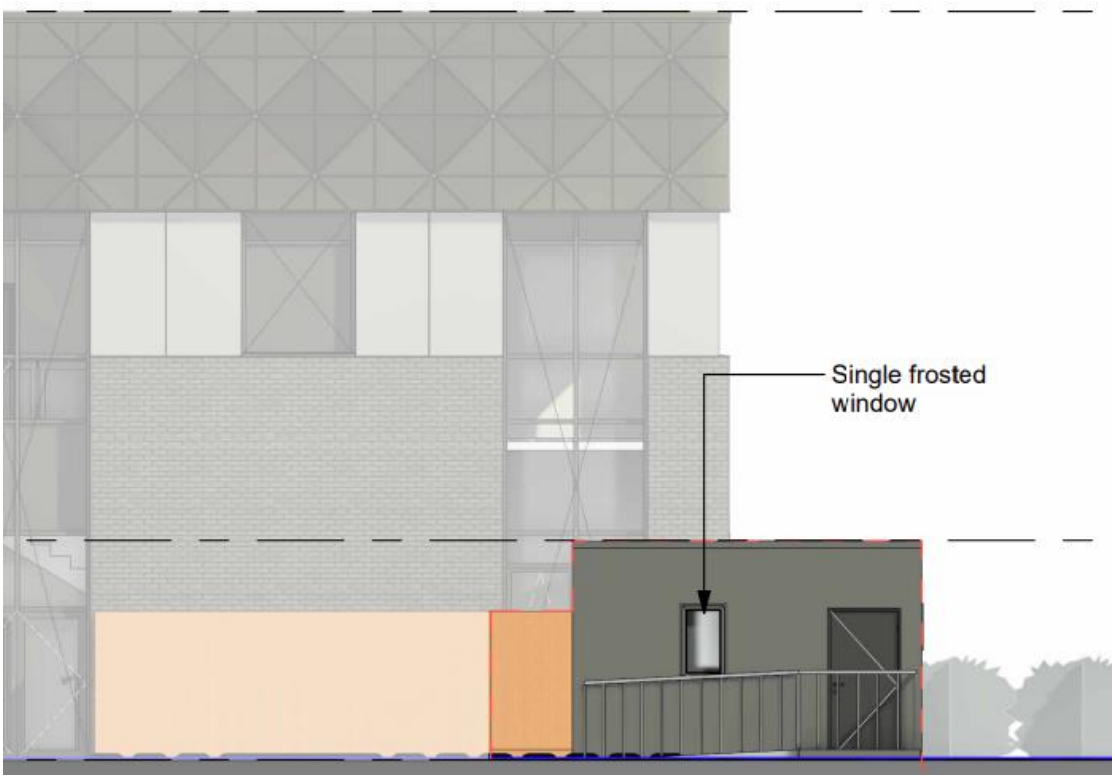


Fig. 6 Proposed West Elevation

3.10 Elevationally the container will be clad with a dark grey cladding panel to match that used on the neighbouring engineering building.

3.11 The overall reading of the building in terms of its scale and massing complements the larger scale existing building to which it is sited.

3.12 The design of the proposed scheme has been considered with a number of options being assessed and strengths / weaknesses identified to facilitate further design progression.

3.13 The relationship with the existing building and surrounding buildings across the campus has been a central design factor, resulting in a design which complements the newly constructed engineering building whlist remaining in keeping with the surrounding buildings across the campus.

3.14 Whilst the proposal consists of a container unit, the propsed development has incorporated design measures to ensure it is in keeping with the campus, adopting materials used externally on the new engineering building, to read as part of the same facility.

4.0 NATIONAL PLANNING POLICY

4.1 Planning Policy Wales Edition 11 (PPW) was published in February 2021. PPW sets out the Welsh Assembly Government's planning policies for Wales and how these should be applied. This provides local government with the guidance to prepare their own local development frameworks and guidance in decision making.

4.2 Future Wales: The National Plan to 2040 applies the key principles of PPW and establishes how Wales should develop and grow.

4.3 Alongside the PPW and Future Wales sits 24 Technical Advice Notes (TAN), which form planning guidance at a national level on various topics.

4.4 This section will set out a summary of national planning policy guidance taken from PPW, Future Wales and the TAN documents.

PLANNING POLICY WALES

4.5 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.

4.6 A plan-led approach is the most effective way to secure sustainable development through the planning system and it is essential that plans are adopted and kept under review. Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise, to ensure that social, economic, cultural and environmental issues are balanced and integrated.

4.7 The planning system should be efficient, effective and simple in operation. It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land. It should not discriminate against or favour any particular group or members of society.

4.8 Figure 7 of PPW sets out how proposals should be prepared within the context of key planning principles of the planning system, this is included below (Figure 7).

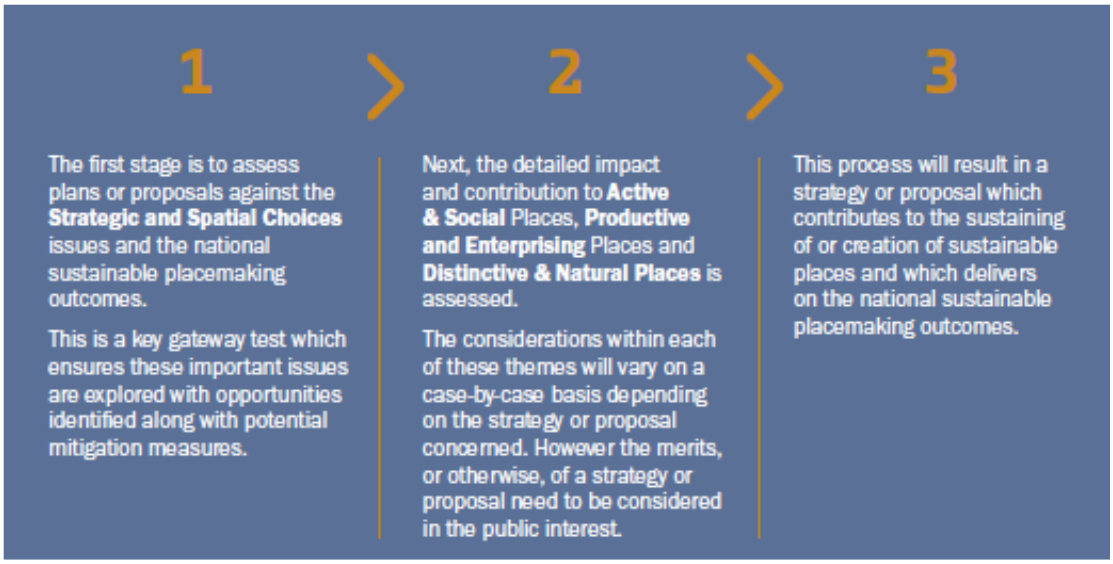


Fig. 7 PPW Extract



Fig. 8 PPW Extract

4.9 **Paragraph 3.3** states that

> *"Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of the building*

but the relationship between the natural and built environment and between people and places."

Commentary

The proposed scheme prioritises the university students and staff, necessary to provide specialist facilities with a central focus on the learning and research experience, creating a space where people will want to work and learn. On this basis the proposal is consistent with Paragraph 3.5 of PPW. The materials selected for the proposed development reflect those of the new engineering building to which it sits alongside. The container lab is intended to present itself as an additional space intrinsically linked with the main engineering building, which is designed to a high standard and specification of material.

4.10 **Paragraph 3.6.1** proceeds to highlight that adequate and efficient infrastructure – including services such as ***education facilities*** - is crucial for economic, social and environmental sustainability.

Commentary

The proposed development supports the above principle of PPW as it seeks to deliver upon a need for specialist educational facilities at Wrexham University. The proposals will provide enhanced laboratory facilities at the University, improving learning and research experience. This therefore represents sustainable development, making a positive contribution to the reputation of the University and local economic prosperity, in a scheme which is modest without negative environmental impact.

4.11 **Chapter 5 'Productive and Enterprising Places'** encompasses the economic components of place making.

A Prosperous Wales can be achieved through increased economic activity across all sectors and at all scales. This is realised through the availability of employment land, lifelong learning and training opportunities, reliable communication networks and investment in renewable and low carbon energy sources.

Within the theme, a key issue being "supporting and enabling training, education, infrastructure, construction and manufacturing capacity to support progress towards a circular economy".

Commentary

The proposed development will enhance the learning and research environment for staff and students at Wrexham University, providing a specialist lab facility that will support and enable education to contribute towards the circular economy.

FUTURE WALES: THE NATIONAL PLAN TO 2040

4.12 Future Wales is a 20 year framework for planning the change and development of Wales to 2040, with a strategy for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of our communities.

4.13 Future Wales identifies that our economy is becoming increasingly service-based, with the fastest growing sectors 2008-2018 inclusive of education.

4.14 Wales 2020 to 2040: Challenges & Opportunities sets out the following with regard to prosperity:

> ***Our universities can play an important role both nationally and regionally, leading innovation and research and providing opportunities for students of all ages to grow and develop. They play a key role in their local communities, attracting students from all around the world to different parts of Wales and supporting local economies and businesses. Planning authorities should proactively engage with universities to maximise the role they can play in supporting national and regional development.***

4.15 Future Wales sets out 11 ambitions / outcomes, supported by 36 specific policies.

4.16 **Policy 1 – Where Wales will grow** identifies 'Wrexham and Deeside' as a National Growth Area. It is acknowledged that these areas are economically distinctive,

supporting a range of businesses, enterprises and universities. The Strategy promotes their continued growth.

4.17 **Policy 20 – National Growth Area - Wrexham and Deeside** is identified as the main focus for strategic economic growth in the North region.

4.18 **Policy 21 – Regional Growth Area** proceeds to state that the Universities in Bangor and Wrexham are an important presence in the region, providing further education, undertaking research and supporting innovation, providing employment, attracting students, and supporting the local businesses and communities around them. Strategic and Local Development Plans should consider their role in the region and how they can play a bigger role in supporting the regional economy, innovation and their communities.

4.19 ***Commentary***

On the basis of the above there is clear recognition within Future Wales for the role of universities in contributing towards national and regional development. The proposed development seeks to enhance the learning and research environment offered by Wrexham University and will contribute to student and staff experience, further contributing to economic growth across the region and Wales as a whole.

TECHNICAL ADVICE NOTES

4.20 Technical advice notes (TANs) provide detailed planning advice. Local planning authorities take them into account when they are preparing development plans. Of those available, the most pertinent to the proposal are as follows:

Technical Advice Note 12 – Design (2016)

Technical Advice Note 23 – Economic Development (2014)

TECHNICAL ADVICE NOTE 12 - DESIGN

4.21 Technical advice note 12 sets out detailed guidance in relation to design. This is pertinent to this proposal and is therefore considered in further detail below.

4.22 TAN 12 identifies at 22.5 *"Good design is not inevitable. It requires a collaborative, creative, inclusive, process of problem solving and innovation – embracing sustainability, architecture, place making, public realm, landscape, and infrastructure."*

4.23 ***Commentary***

The location and arrangement of the proposed development has undergone a considerable design development exercise. It is critical that the lab is intrinsically linked with the engineering building and its servicing. Consideration of the development within the context of the surrounding buildings and listed assets has been taken, ensuring the lab does not harm the setting of the listed building, through selection of materials complementing the engineering building and appropriate planting and fencing for screening. With this in mind, a collaborative approach has been taken in association with all appropriate stakeholders – comprised of a comprehensive design team, in association with the end user.

TECHNICAL ADVICE NOTE 23 – ECONIMIC DEVELOPMENT

4.24 Technical advice note 23 sets out detailed guidance in relation to economic development. This is pertinent to this proposal and is therefore considered in further detail below.

4.25 At 1.2.1 "It is essential that the planning system recognises, and gives due weight to, the economic benefits associated with new development."

4.26 At 2.1.1 "It should not be assumed that economic objectives are necessarily in conflict with social and environmental objectives. Often these different dimensions point in the same direction. Planning should positively and imaginatively seek such 'win-win' outcomes, where development contributes to all dimensions of sustainability."

4.27 ***Commentary***

The proposed development will enhance the learning environment for students at Wrexham University, supporting and enabling education to contribute towards the circular economy. The social and environmental objectives of both the site and wider Wrexham area will not be compromised given the limited scope of the application, which will facilitate specialist facilities aligned with the existing site University engineering building.

5.0 LOCAL PLANNING POLICY

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations of which PPW, together with emerging development plans, indicate otherwise.

5.2 The current Development Plan relevant to this application site is comprised of – in addition to National policy - the Wrexham Unitary Development Plan (UDP) 1996-2011. The Local Development Plan (LDP) 2013-2028 was un-adopted by Order of the High Court of Justice, dated 19 May 2025. That said, given the UDP is significantly out of date and the LDP is the most up to date, it remains a material planning consideration.

5.3 The economic ambition of the Wrexham Local Development Plan includes a focus for growth and investment in education services in Wrexham, City and Wrexham City Centre.

WREXHAM UNITARY DEVELOPMENT PLAN

5.4 **Policy PS11** states that encouragement will be given to proposals which improve the biodiversity value of sites.

Commentary

The proposed development includes hedge planting which will improve the currently low biodiversity value of this area of the site subject to the application.

5.5 **Policy GDP1** sets out development objectives for all new development.

Commentary

The proposed development has undergone significant design consideration, ensuring that the external appearance of the container unit reflects the materials of the surrounding buildings including the newly constructed engineering building, whilst respecting the existing longstanding buildings on site. Convenient pedestrian access will be facilitated and is guided by the proposed ramps and hedge planting.

5.6 **Policy PS11** states that encouragement will be given to proposals which improve the biodiversity value of sites.

Commentary

The proposals include new hedge planting which will improve the biodiversity value of the site, currently comprised of hardstanding.

5.7 **Policy EC9** states that alterations or additions to, and development or redevelopment within the curtilage of, buildings or structures listed as of special architectural or historic interest must respect the setting and character of the listed buildings or structures.

Commentary

The main University building is Grade II listed which is situated approximately 120m from the proposed development. Due to the built form of the existing campus buildings, the proposed container laboratory will not be visible from the listed asset and is not considered to be located within its setting. Following demolition of buildings as part of P/2023/0285, the site will be somewhat visible from the listed building, however the design of the proposal has been considered to be in keeping with the new engineering building to ensure it reads as part of the same complex of buildings. In addition, the proposed hedging will provide some screening of the site and separation of the lab as part of the servicing to the engineering building.

WREXHAM LOCAL DEVELOPMENT PLAN

5.8 **Policy SP7** states that Wrexham City as defined on the proposals map will be the focus for new development including housing, employment, commercial, retail, leisure, tourism, services, education, transport, infrastructure and the arts in order to strengthen the City's regional function as a settlement of national importance.

Commentary

The proposed development is located within the settlement boundary of Wrexham which is identified as an area of focus for new education services. The proposal will provide specialist research and learning facilities which will improve the educational environment for existing staff and students and attract prospective students to the University strengthening its position within the region.

5.9 **Policy SP12** states that all development will be required to be of a high quality, sustainable design which makes a positive contribution to the creation of locally distinctive places by complying with the masterplanning framework SPG and KSS schematics. Proposals must demonstrate how they have taken account of the local characteristics of surrounding areas and how innovative design solutions will enhance the quality of the built and natural environment.

Commentary

The proposed development has undergone significant design consideration, ensuring that the external appearance of the container unit reflects the materials of the surrounding buildings including the newly constructed engineering building on site, whilst respecting the existing longstanding buildings on site.

5.10 **Policy SP15** determines that development will only be supported where it conserves, protects, preserves or enhances the following cultural and historic assets of the County Borough and their setting:

i. Listed Buildings;

ii. Conservation Areas;

iii. Pontcysyllte Aqueduct and Canal World Heritage Site;

iv. Registered Historic Parks, Gardens and Landscapes; and

v. Scheduled Monuments and Archaeological Remains.

Commentary

The main University building is Grade II listed which is situated approximately 120m from the proposed development. Due to the built form of the existing campus buildings, the proposed container laboratory will not be visible from the listed asset and is not considered to be located within its setting. Following demolition of buildings as part of P/2023/0285, the site will be visible from the listed building, however the design of the proposal has been considered to be in keeping with the new engineering building to ensure it reads as part of the same complex of buildings.

5.11 **Policy DM1** sets out general development principles, stating all new development, where relevant, must:

i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;

ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;

iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;

iv. Take account of personal and community safety and security in their design and layout;

v. Prioritise walking, cycling and public transport use ahead of travel by car;

vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;

vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;

viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;

ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and

x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.

Commentary

The proposed development is of a modest scale and design in keeping with the new engineering building located adjacent to the site. It is considered that there will be no negative impact on the operation of the wider campus for staff or students and

that the laboratory will provide a functional and accessible space and be a positive addition to the campus.

5.12 **Policy NE6: Waste Water Treatment and River Water Quality**

Development will only be supported where there is no adverse impact on the integrity of the River Dee and Bala Lake SAC and its conservation objectives, in particular through the treatment of wastewater.

To ensure no adverse effect on the integrity of the River Dee and Bala Lake SAC, development creating waste water discharges will be required to demonstrate there is no increase in phosphorus levels in the SAC.

This can be achieved through implementation of mitigation measures and associated supplementary planning guidance. Mitigation will involve, either:

i. Delivery of measures specified in the Dee Catchment Phosphorus Reduction Strategy (DCPRS), which will require:
    a) Developer contributions/community infrastructure levy funds to deliver measures identified within the DCPRS to reduce phosphorus levels within the catchment;
    b) Phasing of development to meet the delivery milestones within the DCPRS, and delaying development if milestones have not been met;

ii. Using alternative mitigation approaches to those mentioned in 1. above. Where further evidence demonstrates that adverse effects on the integrity of the River Dee and Bala Lake SAC can be avoided using alternative mitigation, these must be agreed with the Council, in consultation with Natural Resources Wales.

Commentary

The proposed development will accommodate additional specialist facilities in line with existing student numbers. With this in mind, there will not be an increase in utilisation and therefore no increase to wastewater resulting from the site. The integrity of the River Dee and Bala Lake SAC and its conservation objectives will therefore not be compromised in line with Policy NE6 above.

6.0 OTHER MATERIAL CONSIDERATIONS

HERITAGE

6.1 The main university building 'Newi: Plas Coch (former Denbighshire Technical College)' is Grade II listed.

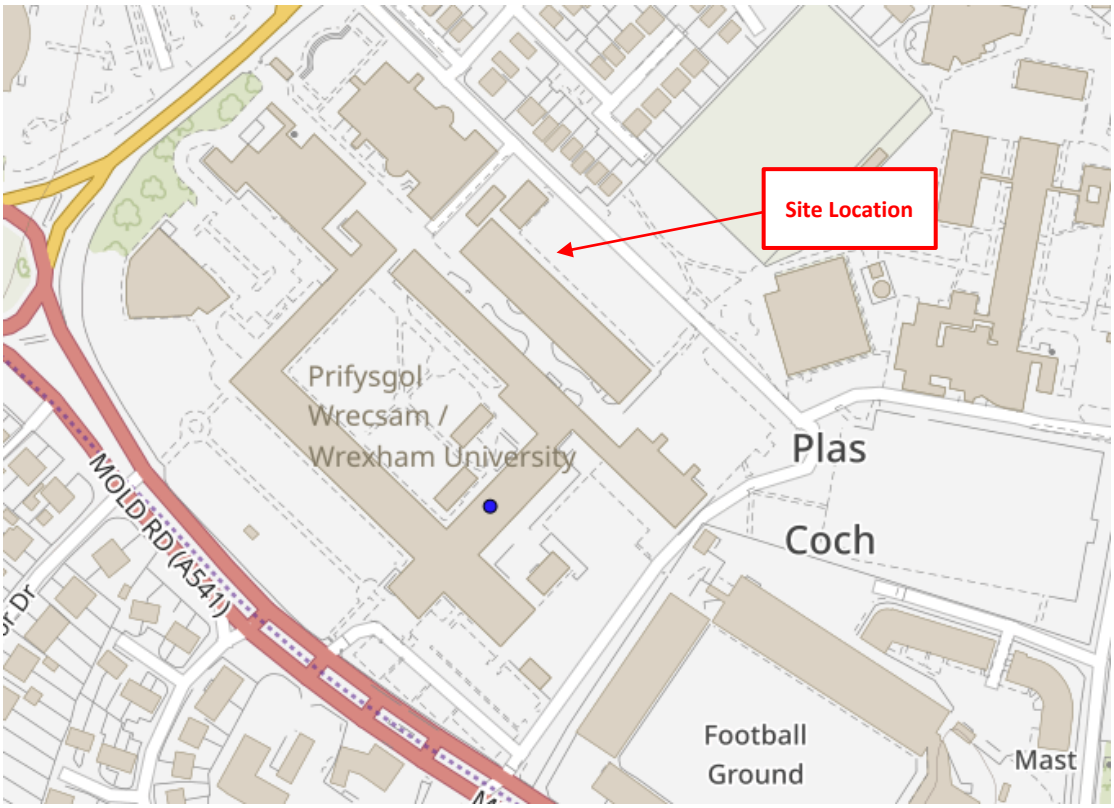


Fig. 9 Historic Assets Map [Source: CADW]

6.2 The above map shows clear physical separation between the listed building and application site. Notwithstanding that, considering the upcoming demolition subject to P/2023/0285 as demonstrated by figure 2, it is acknowledged that there will be more open view to the application site.

6.3 The location and arrangement of the proposed development has undergone a considerable design development exercise. It is critical that the lab is intrinsically linked with the engineering building and its servicing. Consideration of the development within the context of the surrounding buildings and listed assets has been taken, ensuring the lab does not harm the setting of the listed building. materials have been selected to

reflect those of the new engineering building, which were approved with the Council's Conservation team as part of P/2023/0285.

6.4 Based on the above it is considered there will not be a negative impact on the wider setting of the listed building.

FLOOD RISK / DRAINAGE

6.5 The site is not located within an area at risk of flooding and the proposed development will not increase the risk of flooding elsewhere.

6.6 The proposed development will accommodate specialist facilities in line with existing student and staff numbers therefore, there will be no increase in water usage or increase in wastewater as a result of the development.

6.7 The area of development is existing hardstanding and therefore there is not anticipated to be any change to surface water runoff capacity.

6.8 The proposal will contain a small sink area which will be connected into the mains water supply and wastewater will be drained through the existing mains connection on the campus. With no increase in student numbers, the existing foul network can and should be used.

6.9 Connections to both surface and foul water are facilitated by the new services which have been implemented as part of the new build engineering building, which serve the area proposed for the hydrogen lab.

DEE CATCHMENT / PHOSPHOROUS DISCHARGE

6.10 It is acknowledged that the site is located within the River Dee and Bala Lake Special Area of Conservation.

6.11 **Policy NE6: Waste Water Treatment and River Water Quality** of the LDP sets out the position to managing the River Dee and Bala Lake SAC and its conservation objectives. The policy concludes that where development will only be permitted where there is no

adverse effect on the integrity of the River Dee and Bala Lake SAC in particular through the treatment of waste water.

6.12 The proposed development is of a form and nature that will not increase foul water flows and hence is not likely to have an adverse impact on the river SAC in relation to phosphorus inputs. The proposed development is the erection of a new container hydrogen laboratory to provide specialist facilities in accordance with the existing engineering building, course provision and student numbers.

6.13 The proposed development will connect to the existing mains wastewater infrastructure network and will not increase the volume of discharge as there will be no increase in student or staff numbers and therefore, no additional utilisation. Further to this, there will not be the development of any additional toilets on the campus as a result of this proposal.

7.0 GREEN INFRASTRUCTURE STATEMENT

7.1 This application is subject to the requirement for a green infrastructure statement proportionate to the scale and nature of the development proposed under Planning Policy Wales (PPW) (6.2.12).

7.2 The following outlines the existing position on site and illustrates the step-wise approach taken to maintain and enhance biodiversity (PPW 6.4.11), aligned with the proposed development.

7.3 The existing position on site is hardstanding as seen in photos from a site visit below:







7.4 The approved landscaping scheme aligned with P/2023/0285 identifies the application site for hard landscaping. As such, there is limited ecological value on site currently, or expected to be delivered as part of a current planning approval.

7.5 **Avoid** – given there aren't any existing habitats on site or any soft landscaping that would support such, there is no need to avoid impact on habitats or species.

7.6 **Enhance** – given the hard landscaping across the site, the introduction of soft landscaping will create connections with adjoining habitats to minimise any indirect impact on wider habitats.

7.7 Considering the existing very low baseline, the above landscaping additions will achieve a clear net benefit for biodiversity on site. It is considered that a biodiversity net benefit should be achieved due to the loss of a small area of grassland.

7.8 The Green Infrastructure Statement above includes detail of the proposed habitats and their implementation and management which will be undertaken to ensure the development results in Biodiversity Net Benefit.

7.9 The existing ecological value of the site is zero and with the consideration of the proposed planting, long term negative effects on biodiversity are not anticipated. Due to the site having a biodiversity baseline of zero, the proposed development gives rise to biodiversity enhancement opportunities and will improve biodiversity at a local level.

8.0 CONCLUSIONS

8.1 The proposed development is comprised of the erection of a containerised hydrogen laboratory to provide specialist facilities associated with the new engineering building at Wrexham University.

8.2 As set out above, the proposal will provide a laboratory space for research and development equipped with appropriate facilities to enable learning and education for both staff and students. The provision of these facilities will provide a dedicated space for research and development linked with hydrogen in the field of Engineering.

8.3 There will be a clear demonstrable enhancement to biodiversity on site through boundary planting as set out within the Green Infrastructure Statement chapter.

8.4 The above sets out how the proposed development is consistent with both national and local planning policy, facilitating specialist facilities, whilst representing a modest form of development that has duly considered its surroundings.

8.5 It is acknowledged that the site is within the River Dee and Bala Lake Special Area of Conservation, with NRW phosphorous reduction targets. The development will not increase student numbers and therefore, will not increase the wastewater discharge from the campus. With this in mind for the avoidance of doubt there will not be an increase in phosphorous discharge to the SAC.

Cassidy + Ashton

C+A

North Wales Office:

St. Andrews Business Centre,
Queens Lane, Mold, Flintshire,
CH7 1XB

T: +44(0)1352 706246

E: mold@cassidyashton.co.uk

Chester Office:

10 Hunters Walk, Canal Street,
Chester, CH1 4EB

T: +44(0)1244 402 900

E: chester@cassidyashton.co.uk

Preston Office:

7 East Cliff, Preston,
Lancashire, PR1 3JE

T: +44(0)1772 258 356

E: preston@cassidyashton.co.uk

Email us:

architecture@cassidyashton.co.uk

surveying@cassidyashton.co.uk

planning@cassidyashton.co.uk

Follow us on:

www.cassidyashton.co.uk

Architecture + Building Surveying + Town Planning

Cassidy and Ashton is a trading style of Cassidy and Ashton Group Limited
Registered in England and Wales No. 2510645 – 7 East Cliff, Preston, PR1 3JE

RIBA RICS RTPI ISO 9001 REGISTERED FIRM ISO 14001 REGISTERED FIRM