

Cassidy+
Ashton

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Architecture + Building Surveying + Town Planning

Wrexham University – Plas Coch Campus

Application ref. P/2023/0285

Discharge of Condition 22

Covering Statement

2nd November 2023

CASSIDY + ASHTON

10 Hunters Walk, Canal Street, Chester,
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TABLE OF CONTENTS

1.0 INTRODUCTION.....3

2.0 SCHEME OF PHASING5

3.0 CONCLUSIONS.....7

1.0 INTRODUCTION

1.1 Cassidy + Ashton have been instructed by Wrexham University to prepare and submit this discharge of condition application.

1.2 This discharge of condition application concerns application ref. P/2023/0285, as approved on 3rd August 2023. The description of development is as follows:

Variation of condition 2 of planning permission P/2021/0967 to amend approved plans (reduce size of engineering building)

1.3 The above is the third iteration of the original planning consent – application ref. **P/2018/0666**, as approved on 31st July 2019. The description of development is as follows:

Demolition of student union, refectory and other redundant buildings, and redevelopment of academic campus to provide new learning gateway building, 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.

1.4 Condition 22, to which this discharge of condition application concerns is worded as follows:

Development shall not commence until a scheme of phasing of the development has been submitted to and approved in writing by the Local Planning Authority. The phasing plan shall set out timescales for the demolition of all buildings proposed for demolition on the 1:1000 Proposed Demolition Plan Rev P2 and the erection of all new buildings shown on the 1:1000 Proposed Plas Coch Masterplan Rev P2. The scheme shall ensure that during each phase of the development there is no net increase in floor space in use.

1.5 The condition was introduced to manage floor space on campus in the interest of phosphorous discharge to the River Dee SAC. The condition was introduced upon determination of the second iteration of P/2018/0666, a S73 application to remove condition 18 (application ref. P/2021/0967).

1.6 The conclusion of **P/2021/0967** was that there will **not be an increase in foul water flows as a result of the approved development on the Plas Coch campus.**

- 1.7 This Statement sets out a scheme for the construction of new and demolition of existing buildings, to ensure there is no net increase in floor space in use at any given time. This application seeks the partial discharge of the above condition to facilitate a first phase of development.

2.0 SCHEME OF PHASING

- 2.1 The proposed phasing scheme takes account of timescale limitations associated with phosphorous discharge and details a block of development which results in a net decrease (new floor space / demolition of existing floor space). The phasing scheme (phase 1) therefore ensures that there will be **no net increase in floor area in use as a result of phase 1**. The same principle will be applied across future phases, to be discharged as appropriate.
- 2.2 This statement concerns purely the first phase of development. Future phases of timescales to deliver the remainder of the development are to be determined and subsequent discharge of condition submitted.
- 2.3 To facilitate deliverability and in the interests of maintaining ongoing operation of the University campus with minimal disruption, the existing Engineering building will not be demolished until the new build replacement of such facilities are brought into use. The use of the existing building will cease upon commencing the use of the corresponding new build.

PHASE 1 - ENGINEERING

- 2.4 A revised, considerably reduced scheme for the new build engineering building was submitted to Wrexham County Borough Council under a S73 application on 13th April 2023 (application ref. P/2023/0285). This represents a reduced footprint to that agreed as part of the original application, which demonstrated an overall net decrease of 539m².
- 2.5 Proposed new build Engineering Building: **2,109m²**
- P/2018/0666 approved scheme: **3,022m²** GIFA
 - Revised scheme submitted under S73 application April 2023: 2,109m² GIFA
 - Loss of 913m² on originally approved scheme (P/2018/0666 and P/2021/0967)
- 2.6 This represents a revised net decrease of **1,452m²** as a result of the application as a whole, as it stands before you (P/2023/0285).

PHASE 1 – DELIVERY

2.7 Existing floor space to be demolished:

Building Name	GIFA (m ²)
Engineering building	1,720
Gatehouse / Security	14
Portacabin 1	150
Portacabin 2	150
External garage / store	84
Total to be demolished	<u>2,118</u>

2.8 Proposed new build Engineering Building: **2,109m²**

	GIFA (m ²)
Total GIA to be demolished	2,118
Proposed GIA (engineering building)	2,109
Net GIA (Phase 1)	<u>-9</u>

Net change in floor area following phase 1: **-9m²**.

2.9 Once the new build Engineering building is brought into use, use of the existing buildings listed above for demolition will cease, to ensure the parameters of condition 22 are met and there is **no net increase in floor space in use**.

2.10 The above demolitions will take place thereafter.

LATER PHASES / TIMESCALES TO DELIVER THE REMAINDER OF THE SCHEME – TO BE DETERMINED.

3.0 CONCLUSIONS

- 3.1 This discharge of condition application seeks to part discharge condition 22, providing a scheme for the first phase of development, demonstrating there will be no net increase in floor space in use.
- 3.2 To ensure the ongoing operation of the University with minimal disruption, existing floor space to be demolished under phase 1 will not be undertaken until the new build replacement facility is brought into use. The use of this existing floor space as referenced at 2.6 above will cease upon the use of the corresponding new build.
- 3.3 The phasing scheme as set out in this Statement evidences how floor space will be managed through the delivery of the P/2018/0666 permission (application ref. P/2023/0285). It is kindly requested that condition 22 of be discharged with reference to phase 1. Subsequent phasing schemes will follow pursuant to future phases of development.

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