

P2018/0666

PRE-APPLICATION CONSULTATION REPORT

Campus 2025

On behalf of Glyndwr University

August 2018

WREXHAM COUNTY
BOROUGH COUNCIL
10 AUG 2018
PLANNING DEPARTMENT

1 Introduction, Context and Purpose

- 1.1 This report is produced on behalf of Glyndwr University and accompanies seven major Planning / Listed Building / Conservation area applications, which are submitted on behalf of Glyndwr University to Wrexham County Borough Council. Collectively, these planning applications are referred to as "Campus 2025" and are a significant package of disposal of surplus assets and reinvestment in new academic and student accommodation facilities across Wrexham.
- 1.2 In accordance with the Town and Country Planning (Development Management Procedure Order) (Wales) Order 2012, a 28-day pre-application consultation exercise was undertaken on Campus 2025 between 18th June and 17th July 2018.
- 1.3 Whilst Campus 2025 comprises seven discreet Planning / Listed Building / Conservation Area applications, the public consultation exercise was undertaken on all applications at the same time, reflecting the linkages between the overall package of planning applications, as the sale of surplus land for development enables the redevelopment of new academic and student accommodation facilities at Glyndwr University. The seven separate applications are listed below:

Site	Proposal	Ref
Glyndwr University Plas Coch Campus	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.	Application One
Regent Street Arts College	Detailed Planning and Listed Building Application for refurbishment and improvement of Arts College, demolition of ancillary buildings and construction of new 107-bed student accommodation facility	Application Two
	Demolition required within conservation area of ancillary outbuildings within Arts School to enable construction of 107 bed student accommodation facility.	Application Three
Land at north west of Plas Coch Campus	Outline Planning Application Demolition of redundant student halls and construction of up to 410 apartments with access from B5101, together with car parking, site landscaping and associated infrastructure on surplus land within the overall Plas Coch academic Campus.	Application Four
Land west of Crispin Lane	Outline application for student accommodation facility of up to 197 bed spaces, with parking and landscaping.	Application Five
Dean/Holt Road	Outline planning application for the erection of up to 74 dwellings together with vehicular/pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure	Application Six
Gatewen Road	Outline Planning application for the erection of up to 112 dwellings together with vehicular/pedestrian access from Gatewen Road, open space, site landscaping, sustainable drainage and other related infrastructure	Application Seven

2 Consultation Structure

- 2.1 Given the requirement to consult on all seven individual applications as outlined above, separate site notices were produced for each site. Copies of these notices are included at **Appendix One**.
- 2.2 All site notices were displayed in accordance with the statutory provisions at all sites from 18th June 2018 onwards.
- 2.3 Copies of site notices were also posted to all owners and occupiers of adjoining land. The properties which received a site notice are as follows:

Site	Proposal	Ref
Plas Coch Campus	<ul style="list-style-type: none"> All properties on Mold Road from the main roundabout with the B5101 to Maesgwyn Road All the retail park on the west of Plas Coch Wrexham FC (Racecourse Ground) 	Application One
Regent Street Arts College	<ul style="list-style-type: none"> All of Central Retail Park All properties with the "island" between Regent St, the A451 and A5252 All properties fronting Regent Street on the opposite side of the road between A5152 and Station approach All properties on Bradley Road which overlook the campus i.e. between Regent St and Central Road 	Application Two & Three
Land NW of Plas Coch Campus	<ul style="list-style-type: none"> The tennis centre to the north All Central Retail Park All of Ashfield Road Any houses on Crispin Lane from Wrexham Village north up to the junction with the B5101 	Application Four
Land west of Crispin Lane	<ul style="list-style-type: none"> Wrexham FC Wrexham General Railway Station The turf public house Nightingale Hospice Shop All of Wrexham Village (apologies -that is a big one – we need to do each flat) 	Application Five
Holt Road	<ul style="list-style-type: none"> All of Langford Close All of Goulbourne Avenue from Holt Road up to Blanter Way All of Monmouth Road from Crdigan Road, except the portion to the NE which does not contain properties which adjoin the site All of Denbeigh Close All of Oaklands Avenue All of Dean Road from Oaklands Avenue to the roundabout with Holt Road All properties on Holt Road up to St Andrews Crescent All of Ryder Close Carden Park Way from Fairmont Road northwards 	Application Six
Gatewen Road	<ul style="list-style-type: none"> Every cul-de-sac on the western edge of Whitehead Drive, up to the footpath All the houses on Gatewen Road from Hallview to Dale Road All properties on Moss Valley Road 	Application Seven

2.4 Copies of all notices were also forwarded to relevant Councillors, Community Councils and Specialist Consultees. These were all sent with an accompanying letter explaining the requirement for consultees to make representations.

2.5 A sample of one of these letters is included at **Appendix Two**. A list of the various consultees is below:

Holt Road	Gatewen Road	Wexham Village	Northern Gateway	Plas Coch Academic	Regent Street
Wrexham CBC (as planning authority)	Wrexham CBC (as planning authority)	Wrexham CBC (as planning authority)	Wrexham CBC (as planning authority)	Wrexham CBC (as planning authority)	Wrexham CBC (as planning authority)
Wrexham CBC (as highway authority)	Wrexham CBC (as highway authority)	Wrexham CBC (as highway authority)	Wrexham CBC (as highway authority)	Wrexham CBC (as highway authority)	Wrexham CBC (as highway authority)
Welsh Water	Welsh Water	Welsh Water	Welsh Water	Welsh Water	Welsh Water
Dee Valley Water	Dee Valley Water	Dee Valley Water	Dee Valley Water	Dee Valley Water	Dee Valley Water
Cllr Mike Davies (Rhosnesni Ward)	Cllr Alan Edwards (New Broughton Ward)	Cllr Mark Jones (Grosvenor Ward)	Cllr Mark Jones (Grosvenor Ward)	Cllr Mark Jones (Grosvenor Ward)	Cllr Alun Jenkins (Offa Ward)
Acton Community Council	New Broughton Community Council	Rhosddu Community Council	Rhosddu Community Council	Rhosddu Community Council	Offa Community Council
Sports Council for Wales				Theatres Trust	

3 Consultation Responses from Site Notices and Owners/Occupiers of Adjoining Land

3.1 Listed below are the various responses received for each of the sites. For each site, a table has been produced which details the issue, Glyndwr University's response to the comment raised and, where relevant, how the issue has been addressed with the proposals being taken forward.

Plas Coch Campus Academic (Application One)

3.2 The only response received was from Wrexham Civic Society. The society recognise Glyndwr's cultural and economic importance to the County Borough and welcomes the initiative to upgrade the facilities for the 21st Century.

Regent Street Arts College (Applications Two and Three)

3.3 The only response received was from Wrexham Civic Society. The society recognise Glyndwr's cultural and economic importance to the County Borough and welcomes the initiative to upgrade the facilities for the 21st Century. The following comments were raised:

Issue	Narrative	How Addressed
Recognise the need for improved access, so long as the frontage setting is restrained and uncluttered	Reviewed plans against this comment	Considered that current proposals deliver this ambition of being restrained and uncluttered.
Improvements to messy and shabby area behind the listed building are welcomed	A key requirement for Glyndwr University was to improve the rear courtyard of the site	Reviewed design and pleased that Civic Society support the proposals to improve the rear of the site.
Design of new buildings is commonplace	General comment on design	Reviewed design and considered that in responding to its surroundings, providing an effective solution for 107 new student bedspaces and with regard to the listed buildings, it is an acceptable proposal.

Land North West of Plas Coch Campus (Application Four)

3.4 No Responses were received from properties adjoining the site, or as a result of the site notices.

Land West of Crispin Lane

3.5 No Responses were received from properties adjoining the site, or as a result of the site notices.

Holt Road (Application Six)

3.6 For Holt Road, a pro-forma letter has been used by 174 of the 228 total respondents. This letter contains four common objections, which are listed A-D in the table below. Beyond these common objections across all the pro-forma letters, respondents were able to list any additional objections / comments upon the pro-forma letter, which are listed below. In addition, 54 respondents did not use the pro-forma letters and provided their own comments, which are also listed within the table below:

Issue	Narrative	How Addressed
Common Issue A Local requirement to play more than one game concurrently. General objection to loss of open space, leading to a potential rise in anti-social behaviour.	The land is currently private property and does not have any status as a formal pitch and the teams could be told they can no longer play football on the land at any time. Glyndwr University will be required to sell this surplus asset to invest in its main campus and continue to attract students.	The proposed gifting of land to Wrexham CBC or a community trust will secure its future use as a sports pitch.
Common Issue B Loss of green space for exercise and dog walking. Acton Community is already below recommended open space provision.	The land is private property of Glyndwr University. Land transfer to create a formal sport pitch is proposed. Open Space will therefore be enhanced within Acton Community, as the land can be safeguarded.	The proposed gifting of land to Wrexham CBC/community trust will secure its future use as a sports pitch.
Common Issue C Increase in traffic on Holt Road, increasing risk of accidents and congestion	Site is within urban area of Wrexham and within the most sustainable settlement within Wrexham CBC.	Transport Assessment demonstrates the site can be brought forward without any significant highway impacts.
Common Issue D Glyndwr University promoting an ethical moral and environmental message.	There is an acknowledged housing crisis within the UK. Need for decision makers to make a balanced decision, which places significant weight on housing need.	Planning Statement outlines the case for new housing to be provided via Para 4.2.4 of PPW.
Health Impact	Reduction in play space could lead to obesity	Land for a formal sports pitch is proposed
Schools, doctors, hospitals and other infrastructure	Concern regarding impact on existing services	Potential S106 mechanism to address any requirements
Principle	The land is surplus to requirements for Glyndwr University and helps to address the housing shortage within Wrexham	No change
Green space policy TAN16 and para 3.7 of PPW	As per planning statement, the subject site is not a public asset	No change. Requirement to balance housing need
Overlooking	Proposed site layout complies with standards regarding separation distances	No change
Lack of greenspace within Wrexham vs number of teams.	The land is currently used by Borras Park Albion, although no formal lease is in place.	The proposed gifting of land to Wrexham CBC or a community trust will secure its future use as a sports pitch.

Gatewen Road (Application Seven)

- 3.7** Two individual responses were received from properties which adjoin the site. The issues raised are listed below as follows:

Issue	Narrative	How Addressed
Housing is very much needed	Acknowledges the need	Acknowledged housing need which the application responds to.

Issue	Narrative	How Addressed
Habitats and wildlife – requests some green corridors	This has been considered via the ecological surveys and advice from Glyndwr's ecological consultants.	Ecologists recommendations are incorporated within the masterplan.
Noise Pollution	Site is not within an area where noise pollution is a significant issue.	Site replicates adjoining residential development and therefore does not place development within a noisy area.
Traffic Congestion	Site has significant credentials in sustainable transport.	Transport Assessment demonstrates the site can be brought forward without any significant highway impacts.
GP Surgery Capacity	Local healthcare infrastructure is the responsibility of the NHS. Any significant improvements could be secured via a planning obligation.	NHS has a responsibility to ensure capacity exists, which includes meeting the needs of a growing pollution – the same requirement which results in the housing need.
Education Capacity	Local education infrastructure is the responsibility of the Local Authority. Any significant improvements could be secured via a planning obligation.	Local Education Authority has a responsibility to ensure capacity exists, which includes meeting the needs of a growing pollution – the same requirement which results in the housing need.

4 Responses received from Specialist Consultees, Councillors and Community Councils

Councillors and Community Councils

- 4.1 Responses were received from three Local Councillors. Cllr Marc Jones (Grosvenor Ward Member) sits on the planning committee and therefore declined from making any public comments.
- 4.2 Cllr Mike Davies (Rhosnesni Ward Member) submitted a detailed objection on the proposals for Holt Road. The issues raised are as follows:

Issue	Narrative	How Addressed
Variances between 77 units and 70 units discussed at presentation.	An earlier presentation hosted by Glyndwr had suggested the scheme would be 70 units.	Reflects the evolution of the design and work-in-progress.
Site was previously described with a presentation as brownfield.	Site is not brownfield	No change required.
Conflict with strategic aims of development plan	Suggestion that development plan seeks to focus growth in deprived areas within settlement limits	Site is within settlement limits and development plan is now significantly out of date, therefore attaches less weight in decision making process
Site is a playing field	Suggests that because site is a playing field, within an area identified as having a deficit of open space, then its loss would be contrary to advice in PPW.	Site has no status as a playing field and will be disposed of by Glyndwr University. Proposed land transfer will result in a sports pitch which is owned by Wrexham CBC.or community trust
Wrexham CBC Open Space Audit identifies the land as "Amenity Open Space"	The land has no status as a sports pitch and Glyndwr are not obliged to provide public access or facilitate sports on the land.	No change required
Use of pitches	Suggests more than one pitch is marked on the land	There is no formal agreement in place to provide any pitches on the land.
Access from Holt Road	Queries the feasibility of existing pedestrian crossing and distances to other accesses	Crossing will not be affected and transport assessment details junction separations distances to acceptable.
Ethical and environmental position of Glyndwr University	Suggests that the land should not be sold	Land provides land for a formal sports pitch and addresses the significant environmental, economic and social need for additional housing in Wrexham.

- 4.3 Cllr Phil Wynn (Brynyffynnon Ward Member) submitted a detailed series of comments in relation to Plas Coch and Regent Street as follows:

Issue	Narrative	How Addressed
Car Parking Survey for Plas Coch requested in October, when campus is busier	Requests additional survey and details of phasing arrangements to ensure parking provision is provided early in the development trajectory	Does not require any amendments to the transport assessment, but further details may be provided in due course, following consultation with Highway Authority.
Vehicle Access on Mold Road	Requests further information on various scenarios,	Outside the scope of the subject applications.

Issue	Narrative	How Addressed
	including when Racecourse Ground is being used	
Double Yellow Lines on Crispin Lane	Suggest a scheme is investigated to remove parked cars from Crispin Lane	Transport Assessment does not find an issue, plus this is outside of the scope of the subject applications.
Regent Street Parking	Concerns raised about occupants of student accommodation parking on near-by residential streets, plus relationship between service vehicle lay-by and junction.	Highway engineers reviewed this issue and will provide further information within transport assessment.

Community Councils

4.4 Acton Community Council held a special meeting to consider the pre-application consultation and responded by letter of 11 July 2018. The letter confirms the Community Council's strong opposition to the proposals, on the basis of:

- Site is not brownfield
- Deficit of open space within the local area
- Loss of amenity and negative effects on health and wellbeing
- Contrary to National Guidelines and the Well-Being of Future Generations (Wales) Act 2015
- Highways – Holt Road currently at capacity
- Surface water and flooding concerns
- Local infrastructure such as education, healthcare, GP Surgeries shopping and other amenities

Much of these concerns e.g. Highway capacity and surface water drainage are addressed within the technical assessments which accompany the application. The concerns regarding amenity and open space (on private land) will need to be balanced by Wrexham CBC as Planning Authority against the need to provide new housing and the need to enable improvements to Glyndwr University to take place, which requires the sale of surplus assets to generate revenue.

All responses from Wrexham CBC Councillors and Community Councils are contained within **Appendix Three**.

Specialist Consultees

As per the table outlined at Paragraph 2.5 of the report, individual consultees were notified by letter. The following responses were received.

Welsh Water

4.5 Welsh Water provided comments on all the proposed planning applications which comprise Campus 2025. Copies of all these responses are contained within **Appendix Three**. For

Applications One to Three and Five, then Welsh Water have confirmed that domestic foul flows from the proposed development can be accommodated within the existing public sewage system and that there are no issues with the capacity of the relevant sewage treatment facilities. For Application Four (410 apartments NW of Plas Coch Campus) Welsh Water have requested further dialogue and information via the planning process.

- 4.6 For surface water, then Welsh Water have highlighted the need to use the approach outlined in Part H of the Building Regulations 2000, which is a hierarchical approach, preferring infiltration and disposal to watercourses in liaison with the Land Drainage Authority.
- 4.7 For Application Six (Holt Road) then Welsh Water have also confirmed that there is sufficient capacity within the network to accommodate the additional foul flows and that a new connection be made to the existing network in Holt Road. Welsh Water also confirmed that there are no issues with the capacities of the relevant sewage treatment facilities.
- 4.5 Welsh Water did however raise an issue in relation to asset protection. Glyndwr University's consultant team are aware of the presence of a 1300mm foul sewer which runs within the site close to the eastern boundary. This asset requires a 6.5m easement at either side. The initial strategy was to divert this sewer, via Section 185 of the Water Industry Act 1981. Having looked further at this issue, Glyndwr University have now decided (primarily due to cost and for ease of delivery of a housing development) to amend the site layout, so that this sewer remains in place, with a new road running on top of the pipeline.
- 4.6 For Application Six (Holt Road) then Welsh Water have also confirmed that there is sufficient capacity within the network to accommodate the additional foul flows and that a new connection be made to the existing network in Holt Road. Welsh Water also confirmed that there are no issues with the capacities of the relevant sewage treatment facilities.
- 4.7 For Application Seven (Gatewen Road) then Welsh Water highlighted the presence of an existing 80mm rising main sewer. This has already been factored into the site layout. In terms of the proposed scheme within the red-line of the application site, then there is no need to amend any aspects. Welsh Water have however commented on the initial proposal to discharge foul flows into the combined sewer in Coronation Road and consider that there is insufficient capacity within this sewer to accommodate new flows without causing detriment to the services provided to existing customers, or to the protection of the environment.
- 4.8 The two potential routes forward are outlined by Welsh Water as follows:
 - a) Foul flows be taken to manhole SJ31510102, which is further from the site but a dedicated foul sewer, rather than the combined system closer to the site.
 - b) Commission Welsh Water to undertake a Hydraulic Modelling Assessment, to establish whether a closer point of connection can be facilitated.

On the basis of the above, the outline planning application does not need to be amended, although it is acknowledged that this issue will need to be resolved via the consideration of any planning application. Glyndwr University are now commissioning a Hydraulic Modelling Assessment via Welsh Water, which will provide the necessary background data to resolve this issue.

Highway Authority

- 4.9 Wrexham County Borough Council as Highway Authority made comments on the four transport reports. Note, Applications One, Four and Five are covered by one overall transport assessment, which looks at the cumulative impact across the Plas Coch Campus. The comments on the individual sites are as follows:

Issue	Narrative	How Addressed
Trip generation impact of demolished student accommodation	Need to clarify that the proposed demolition of the existing on-campus student accommodation has been considered to be off-set by the proposed extension to the Wrexham Village on-site student accommodation.	Clarification regarding this issue to be provided within amended transport report.
Rerouting of university traffic to Crispin Lane and Mold Road	Need to clarify the impact on Crispin Lane and Mold Road. The nature of the junctions proposed as priority junctions will mean that university traffic exiting onto a congested network will, in effect, be held within the university campus.	The impact of moving the routes for vehicles accessing the campus has been fully accounted for within our assessment and we have demonstrated that the impact is negligible
Access off Mold Road (splitter island)	Suggested improvement to proposed junction.	Amend the junction plans to show an extended splitter island instead of hatching as is currently shown. A detailed scheme can be conditioned to follow.
Crispin Lane / Stansty Road junction	Further traffic surveys have been conducted that capture this junction, so the impact is fully assessed.	Suggest Glyndwr seek clarification regarding why it is considered this junction is being questioned in layout or design terms - there appears to be good visibility and it looks to be appropriate for its setting
Stansty Road / New Road junction	Further traffic surveys have been conducted that capture this junction, so it is fully assessed.	No change required.
Crispin Lane / Mold Road junction	Legacy issue from previous planning application (approved) for student accommodation, which requires third party land.	Seek further discussion with Wrexham CBC Highways to fully understand the issues and potential solutions for this junction.
A483 / A541 Junction 5	Highlighted as a potential issue.	Further traffic surveys have been conducted that capture this junction, so Glyndwr will be fully assessing the impact on the wider network.
Assessment of 15 years growth	Modelling issue.	Revised future year modelling to account for 15 years growth to be provided.

Number of bedrooms	Seeking clarification for number of bedroom at NW of Plas Coch.	Need to clarify that the outline application needs to make an assumption, as the final bedroom split is unknown.
TRICS data	Modelling issue. Suggested that ITP respond providing further justification as to	Further narrative to be provided on why the trip rates are appropriate based on the type of accommodation, accessibility and location. Nearly 3 vehicular movements per day for each apartment is still in excess of many towns and cities within the UK.
Discrepancy in car parking survey results	Issue of dates of surveys and corresponding student numbers at Glyndwr University in previous years.	Further clarification to be provided within transport assessments.
Car parking survey period	Issue regarding data.	Further clarification to be provided within transport assessments.
Campus Car parking capacity	Request for additional onsite car parking.	Requires further discussion with Wrexham CBC Highways to determine acceptable way forward.
PRS car parking capacity	Query regarding whether 390 spaces for 410 apartments is sufficient.	Further response required. Car ownership in the local area is only 88 cars per 100 dwellings.
Construction Traffic Management Plan	Suggested to manage construction process.	To be discussed either by provision at outline stage or via planning conditions.

Theatres Trust

- 4.10 The National Advisory Body for Theatres were consulted, due to the fact that Application One includes the William Aston Hall. Having undertaken a review of the proposals, the Theatres Trust conclude that the William Aston Hall is unaffected by the proposed development and is likely to benefit by virtue of the wider improvements to the University site. The Theatres Trust therefore support the proposals. A copy of this letter is also contained within Appendix Three.

Sports Council for Wales

- 4.11 Sport Wales have objected to the proposals for Holt Road. Within the response, it is stated that:

"The proposal's supporting information states that the land earmarked for development is not a formal sports pitch and should not be assessed as such. Sport Wales understands that the area is capable of forming a sports pitch and has been used as such in the past. Sport Wales therefore requests adequate evidence, ideally in the form of a playing pitch strategy, that the area concerned is not needed to meet the sporting needs of the local area. The lack of use as a sport pitch does not indicate a lack of need."

Even if the site is not needed for formal sport, consideration should be given for its retention for other open space uses. The Welsh Government's Technical Advice Note (TAN) 16 Sport, Recreation and Open Space states "When not required for their original purpose, they may be used to help meet the need for informal recreational or amenity land in the wider community. Only where it can be clearly shown that there is no deficiency, should the possibility of their use for alternative development be considered".

- 4.12 Glyndwr University have sought to engage further with Sport Wales, as the situation facing Glyndwr is that Campus 2025 needs to take place to secure the longer-term future of the whole University. Therefore, the surplus land at Holt Road will be sold and the university are obliged to sell for best value. Given that this is the case and as the land is not a public facility, then Glyndwr are seeking to demonstrate to Sport Wales that their land is not a public resource, which would be protected in the same way a public playing field. At the time of writing this pre-application consultation report, further discussions are ongoing. A copy of the initial response from Sport Wales is included within **Appendix Four**, together with all those responses received from Specialist Consultees.
- 4.13 Alongside the statutory process, Glyndwr University met with the Chief Executive of the Higher Education Funding Council for Wales (HEFCW) on 28th June 2018 and were offered support for the proposals. HEFCW also amended Glyndwr University's Financial Commitments Threshold to allow for Campus 2025 to proceed.
- 4.14 Briefing sessions were also offered to all Wrexham CBC Councillors in respect of Campus 2025, together with relevant Welsh Government Ministers.

5.0 Summary and Conclusions

- 5.1 A comprehensive pre-application consultation exercise as undertaken by Glyndwr University from 18thth June 2018 to 17thth July 2018 on all seven submissions which collectively comprise the Campus 2025 package.
- 5.2 The response level was positive, with over 250 individual responses to the overall consultation. These comments have resulted in
- amendments to the Holt Road masterplan
 - detailed technical revisions and additions to the transport work
 - additional work being undertaken in respect of foul flows from the Gatewen Road site.
 - Further work ongoing regarding car parking at Plas Coch
- 5.3 As the statutory process outlined within the Town and Country Planning (Development Management Procedure) (Wales) Order 2016 have now been discharged in full, then this report sits alongside the seven submissions which comprise Campus 2025, which are described earlier within this report.

Narvo Asset Management
August 2018

Appendix One
Copies of Site Notices

Town and County (Development Management Procedure) (Wales) Order 2012**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2c AND 2D.**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by the site notice near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; and comments received in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Glyndwr University Plas Coch Campus

I give notice that Glyndwr University is intending to apply for planning permission 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.

You may inspect copies of:

The proposed application

The plans; and

Other supporting documents

online at www.glyndwr.ac.uk.

Computer facilities are available to view this information at Glyndwr University, Mold Road, Wrexham LL11 2AW between the hours of 10am and 4pm

Anyone who wishes to make representations about this proposed development must write to the Applicant:

Glyndwr University
Mold Road
Wrexham
LL11 2AW

By 16 July 2018

For and on behalf of Glyndwr University

18 June 2018

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D.**

(i'w gyflwyno i berchnogion ac/neu feddianwyr tir cyfagos ac ymgynghoreion cymunedol; ac i'w arddangos gyda hysbysiad safle ger lleoliad y datblygiad arfaethedig)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i gynnig sylwadau'n uniongyrchol i'r datblygwr ynghylch datblygiad arfaethedig cyn i gais cynllunio gael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol ei hysbysebu gan yr ACLI perthnasol; ac ni fydd sylwadau a dderbyniwyd mewn ymateb i'r hysbysiad hwn yn niweidio'ch gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yng Nghampws Plas Coch Prifysgol Glyndŵr

Rhoddaf rybudd fod Prifysgol Glyndŵr yn bwriadu gwneud cais am ganiatâd cynllunio i ddymchwel Undeb y Myfyrwyr ac adeiladau diangen eraill ac ailddatblygu y campws academiaidd i ddarparu Porth Dysgu ac Adeiladau Porth Mewnol newydd, Adeilad Peirianeg newydd, Estyniad Neuadd Chwaraeon newydd, ailddatblygu maes gemau aml-ddefnydd, adnewyddu man dysgu cymdeithasol a hyfforddi academiaidd, ynghyd â meysydd parcio, seilwaith, tirlunio a gwaith tir y cyhoedd newydd.

Gallwch weld copïau o'r:

Cais arfaethedig
Cynlluniau; a
Dogfennau ategol eraill

ar-lein yn www.glyndwr.ac.uk.

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ym Mhrifysgol Glyndŵr, Ffordd yr Wyddgrug, Wrecsam LL11 2AW rhwng 10am a 4pm

Mae'n rhaid i unrhyw un sydd am cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr Ymgeisydd:

Prifysgol Glyndŵr
Ffordd yr Wyddgrug
Wrecsam, LL11 2AW

Erbyn 16 Gorffennaf 2018

Ar gyfer ac ar ran Prifysgol Glyndwr

18 Mehefin 2018

NW

Town and County (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2c AND 2D.**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by the site notice near the location of the proposed development)

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Proposed development at Land at north west of Glyndwr University Plas Coch Campus, Mold Road.

I give notice that Glyndwr University is intending to apply for planning permission for:

Demolition of redundant student halls and construction of up to 410 apartments with access from B5101, together with car parking, site landscaping and associated infrastructure on surplus land within the overall Plas Coch academic Campus.

You may inspect copies of:

The proposed application

The plans; and

Other supporting documents

online at www.glyndwr.ac.uk.

Computer facilities are available to view this information at Glyndwr University, Mold Road, Wrexham LL11 2AW between the hours of 10am and 4pm

Anyone who wishes to make representations about this proposed development must write to the Applicant:

Glyndwr University

Mold Road

Wrexham

LL11 2AW

By 16 July 2018

For and on behalf of Glyndwr University

18 June 2018

Town and County (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2c AND 2D.**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by the site notice near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; and comments received in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Regent Street Arts College

I give notice that Glyndwr University is intending to apply for planning permission for:

- Application for refurbishment and improvement of Arts College, demolition of ancillary buildings and construction of new 107-bed student accommodation facility
- Demolition required within conservation area of ancillary outbuildings within Arts School to enable construction of 107 bed student accommodation facility.

You may inspect copies of:

The proposed application

The plans; and

Other supporting documents

online at www.glyndwr.ac.uk.

Computer facilities are available to view this information at Glyndwr University, Mold Road, Wrexham LL11 2AW between the hours of 10am and 4pm

Anyone who wishes to make representations about this proposed development must write to the Applicant:

Glyndwr University
Mold Road
Wrexham
LL11 2AW

By 16 July 2018

For and on behalf of Glyndwr University

18 June 2018

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D.**

(i'w gyflwyno i berchnogion ac/neu feddianwyr tir cyfagos ac ymgynghoreion cymunedol; ac i'w arddangos gyda hysbysiad safle ger lleoliad y datblygiad arfaethedig)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i gynnig sylwadau'n uniongyrchol i'r datblygwr ynghylch datblygiad arfaethedig cyn i gais cynllunio gael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol ei hysbysebu gan yr ACLI perthnasol; ac ni fydd sylwadau a dderbyniwyd mewn ymateb i'r hysbysiad hwn yn niweidio'ch gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn y Coleg Celf yn Stryt y Rhaglaw

Rhoddaf rybudd fod Prifysgol Glyndŵr yn bwriadu gwneud cais am ganiatâd cynllunio i adnewyddu a gwella y Coleg Celf, dymchwel adeiladau ategol ac adeiladu llety myfyrwyr 107-gwely newydd. Mae angen dymchwel mewn ardal gadwraeth dai allan ategol o fewn yr Ysgol Gelf er mwyn adeiladu llety myfyrwyr 107-gwely newydd

Gallwch weld copïau o'r:

Cais arfaethedig
Cynlluniau; a
Dogfennau ategol eraill

ar-lein yn www.glyndwr.ac.uk.

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ym Mhrifysgol Glyndŵr, Ffordd yr Wyddgrug, Wrecsam LL11 2AW rhwng 10am a 4pm

Mae'n rhaid i unrhyw un sydd am cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr Ymgeisydd:

Prifysgol Glyndŵr
Ffordd yr Wyddgrug
Wrecsam
LL11 2AW

Erbyn 16 Gorffennaf 2018

Ar gyfer ac ar ran Prifysgol Glyndŵr

18 Mehefin 2018

Town and County (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2c AND 2D.**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by the site notice near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; and comments received in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Land west of Crispin Lane

I give notice that Glyndwr University is intending to apply for planning permission for:

Outline application for student accommodation facility of up to 197 bed spaces, with parking and landscaping.

You may inspect copies of:

The proposed application

The plans; and

Other supporting documents

online at www.glyndwr.ac.uk.

Computer facilities are available to view this information at Glyndwr University, Mold Road, Wrexham LL11 2AW between the hours of 10am and 4pm

Anyone who wishes to make representations about this proposed development must write to the Applicant:

Glyndwr University
Mold Road
Wrexham
LL11 2AW

By 16 July 2018

For and on behalf of Glyndwr University

18 June 2018

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D.**

(I'w gyflwyno i berchnogion ac/neu feddianwyr tir cyfagos ac ymgynghoreion cymunedol; ac i'w arddangos gyda hysbysiad safle ger lleoliad y datblygiad arfaethedig)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i gynnig sylwadau'n uniongyrchol i'r datblygwr ynghylch datblygiad arfaethedig cyn i gais cynllunio gael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol ei hysbysebu gan yr ACLI perthnasol; ac ni fydd sylwadau a dderbyniwyd mewn ymateb i'r hysbysiad hwn yn niweidio'ch gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig ar dir i'r gorllewin o Lôn Crispin

Rhoddaf rybudd fod Prifysgol Glyndŵr yn bwriadu gwneud cais am ganiatâd cynllunio ar gyfer cyfleuster llety myfyrwyr o hyd at 197 gwely, gyda llefydd parcio a thirlunio

Gallwch weld copïau o'r:

Cais arfaethedig
Cynlluniau; a
Dogfennau ategol eraill

ar-lein yn www.glyndwr.ac.uk.

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ym Mhrifysgol Glyndŵr, Ffordd yr Wyddgrug, Wrecsam LL11 2AW rhwng 10am a 4pm

Mae'n rhaid i unrhyw un sydd am cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr Ymgeisydd:

Prifysgol Glyndŵr
Ffordd yr Wyddgrug
Wrecsam
LL11 2AW

Erbyn 16 Gorffennaf 2018

Ar gyfer ac ar ran Prifysgol Glyndŵr

18 Mehefin 2018

Town and County (Development Management Procedure) (Wales) Order 2012

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2c AND 2D.**

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by the site notice near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; and comments received in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Holt Road

I give notice that Glyndwr University is intending to apply for planning permission for:

Outline planning application for the erection of up-to 77 dwellings together with vehicular/pedestrian access from Holt Road, open space which can be used with adjoining land to the west to create a formal sports pitch, site landscaping, sustainable drainage and other related infrastructure.

You may inspect copies of:

The proposed application
The plans; and
Other supporting documents

online at www.glyndwr.ac.uk.

Computer facilities are available to view this information at Glyndwr University, Mold Road, Wrexham LL11 2AW between the hours of 10am and 4pm

Anyone who wishes to make representations about this proposed development must write to the Applicant:

Glyndwr University
Mold Road
Wrexham
LL11 2AW

By 16 July 2018

For and on behalf of Glyndwr University

18 June 2018

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012**HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORIAD CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO O DAN ERTHYGLAU 2C A 2D.**

(i'w gyflwyno i berchnogion ac/neu feddianwyr tir cyfagos ac ymgynghoreion cymunedol; ac i'w arddangos gyda hysbysiad safle ger lleoliad y datblygiad arfaethedig)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i gynnig sylwadau'n uniongyrchol i'r datblygwr ynghylch datblygiad arfaethedig cyn i gais cynllunio gael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol ei hysbysebu gan yr ACLI perthnasol; ac ni fydd sylwadau a dderbyniwyd mewn ymateb i'r hysbysiad hwn yn niweidio'ch gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn Ffordd Holt

Rhoddaf rybudd fod Prifysgol Glyndŵr yn bwriadu gwneud cais am ganiatâd cynllunio i adeiladu hyd at 77 anheddle ynghyd â mynediad i gerbydau/cerddwyr o Ffordd Holt, man agored y gellir ei ddefnyddio gyda'r tir cyfagos i'r gorllewin i greu cae chwaraeon ffurfiol, tirlunio'r safle, draenio cynaliadwy a seilwaith cysylltiedig arall.

Gallwch weld copïau o'r:

Cais arfaethedig
Cynlluniau; a
Dogfennau ategol eraill

ar-lein yn www.glyndwr.ac.uk.

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ym Mhrifysgol Glyndŵr, Ffordd yr Wyddgrug, Wrecsam LL11 2AW rhwng 10am a 4pm

Mae'n rhaid i unrhyw un sydd am cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr Ymgeisydd:

Prifysgol Glyndŵr
Ffordd yr Wyddgrug
Wrecsam
LL11 2AW

Erbyn 16 Gorffennaf 2018

Ar gyfer ac ar ran Prifysgol Glyndwr

18 Mehefin 2018

Town and County (Development Management Procedure) (Wales) Order 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE
UNDER ARTICLES 2c AND 2d.

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by the site notice near the location of the proposed development)

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; and comments received in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at Gatewen Road

I give notice that Glyndwr University is intending to apply for planning permission for:

The erection of up to 112 dwellings together with vehicular/pedestrian access from Gatewen Road, open space, site landscaping, sustainable drainage and other related infrastructure

You may inspect copies of:

- The proposed application
- The plans; and
- Other supporting documents

online at www.glyndwr.ac.uk.

Computer facilities are available to view this information at Glyndwr University, Mold Road, Wrexham LL11 2AW between the hours of 10am and 4pm.

Anyone who wishes to make representations about this proposed development must write to the Applicant:

Glyndwr University
Mold Road
Wrexham
LL11 2AW

By 16 July 2018

For and on behalf of Glyndwr University

18 June 2018

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012
HYSBYSIAD CYHOEDDUSRWYDD AC YMGYNGHORHOD CYN GWNEUD CAIS AM GANIATÂD
CYNLLUNIO O DAN ERTHYGLAU 2c A 2d.

(i'w gyflwyno i berthnigion ac/neu feddianwyr tir cyfagos ac ymgynghoreion cymunedol; ac i'w arddangos gyda hysbysiad safle ger lleoliad y datblygiad arfaethedig)

Pwrpas yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi'r cyfle i gynigwyr sylwadau'n uniongyrchol i'r datblygwyr ymglych datblygiad arfaethedig cyn i gais cynllunio gael ei gyflwyno i'r awdurdod cynllunio lleol ("ACLI"). Caiff unrhyw gais cynllunio dilynol ei hysbysebu gan yr ACLI perthnasol; ac ni fydd sylwadau a dderbyniwyd mewn ymateb i'r hysbysiad hwn yn niweidio'ch gallu i gyflwyno sylwadau i'r ACLI ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn Ffordd Gatewen

Rhoddaf rybudd fod Prifysgol Glyndwr yn bwriadu gwneud cais am ganiatâd cynllunio i adeiladu hyd at 112 anheddle ynghyd â mynediad i gerbydau/cerddwyr o Ffordd Gatewen, man agored, tirlunio'r safle, draenio cynaliadwy a seilwaith cysylltiedig arall

Gallwch weld copïau o'r:

- Cais arfaethedig
- Cynlluniau; a
- Dogfennau ategol eraill

ar-lein yn www.glyndwr.ac.uk.

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ym Mhrifysgol Glyndwr, Ffordd yr Wyddgrug, Wrecsam LL11 2AW rhwng 10am a 4pm

Mae'n rhaid i unrhyw un sydd am cyflwyno sylwadau am y datblygiad arfaethedig hwn ysgrifennu at yr Ymgaisydd:

Prifysgol Glyndwr
Ffordd yr Wyddgrug
Wrecsam
LL11 2AW

Erbyn 16 Gorffennaf 2018

Ar gyfer ac ar ran Prifysgol Glyndwr

18 Mehefin 2018

Appendix Two

Sample Letter to Councillors, Community Councils and Specialist Consultees

Planning Department
Wrexham County Borough Council
Guildhall
Wrexham
LL11 1AY

18 June 2018

By email to contact-us@wrexham.gov.uk and post

Dear Sirs

In accordance with Schedule 1C under Article 2D of the Town and Country Planning (Development Management Procedure Order) (Wales) Order 2012, I write to give formal notice that Glyndwr University intends to submit a planning application at Land at north west of Plas Coch Campus, Wrexham and is therefore undertaking a 28 day consultation period.

The description of development is:

Demolition of redundant student halls and construction of up to 410 apartments with access from B5101, together with car parking, site landscaping and associated infrastructure on surplus land within the overall Plas Coch academic Campus.

A copy of the formal notice is attached to this letter. To view all of the application documents, please go to glyndwr.ac.uk and you can input your details and a link containing all of the documents will then be forwarded to your email address.

Narvo Asset Management are the Applicant's Agent. If you have any queries that you wish to raise direct at any time during the consultation period, then please feel free to get in touch. My contact details are below.

Yours faithfully

Andrew Smith

Andrew Smith
BSc MTPI MRICS MRTPI

Tel 01494 256 556
Mob 07917 777 725
Email andrew.smith@narvo.co.uk



RICS



RTPI

Chartered Town Planner

Appendix Three
Responses from Wrexham CBC Councillors and Community Councils

MRS CAROLE ROBERTS
Clerc/Clerk

c/o Acton Community Resource Centre
Overton Way, Wrexham
LL12 7LB

Ffôn/Telephone : 07913 071470

Ref: 37.18/CR

Ebost/Email: actoncommunitycouncil@gmail.com

11 July 2018

Objection: Pre-Planning consultation Holt Road Wrexham
Campus 2025
Wrexham Glyndwr University
Mold Road
WREXHAM
LL11 2AW

Dear Sir

Campus 2025 -Pre-Planning Consultation for outline permission at Holt Road Wrexham to 77 houses

The Community Council at a special meeting has considered details of the pre-planning Consultation notification received on 18 June 2018 from Mr Andrew Smith of Narvo Asset Management giving the Community Council opportunity to make comments on this proposal which will enable Wrexham Glyndwr University to receive and consider any concerns Acton Community residents may have and to allow for consideration of whether to amend the scheme before submitting a full planning application to Wrexham County Borough Council.

The Community Council has asked me to write to you to confirm that it strongly opposes this pre-planning outline planning application for the following reasons:-

1. Acton Community Council wishes to state quite clearly that the application site on land at Holt/Road Dean Road as published in the Pre planning Consultation document is disingenuous as to its current use and purpose. The site is a green open space and not a brown field site. It was identified as such in the 2009 Open Space survey and in the most recent assessment for the draft Local Development Plan. The Open Space survey identified a deficit of open space in the Community of Acton. To build on this land will result in loss amenity and recreational green pitches and affect the Health and Wellbeing of residents within the Acton Community and is contrary to National Guidelines and the requirements contained with the Well-being of Future Generations (Wales) Act 2015
2. The Residential development planned for this site will have a detrimental impact on:-
 - a. Highways – particularly by creating the main estate access onto the Holt Road which is recognised as being at capacity until major improvements to the Greyhound Roundabout are completed. The proposed development will impact on pedestrian and vehicular safety;
 - b. Surface and flood Drainage at Holt Road – it is important to retain permeable landscape such as this green open space so as not to exacerbate existing localised flooding issues on the Holt Road
 - c. Local infrastructure which is already at capacity, such infrastructure issues include lack of school places and provision of play areas for Young People in the community, capacity of GP Surgeries and provision of shopping and other amenity for residents

I should be obliged if you would note these comments and confirm they have been received before the Consultation deadline of Monday 16 July 2018.

Yours faithfully

Carole Roberts

Clerk to Acton Community Council

Copied via email to: andrew.smith@narvo.co.uk

Andrew Smith

From: Marc1 Jones <Marc1.Jones@wrexham.gov.uk>
Sent: 15 July 2018 14:10
To: Andrew Smith
Subject: RE: Campus 2025

Dear Andrew

As I'm on the planning committee I won't be making any public comment re the Campus 2025 developments. I am however very interested to discuss the proposals in more depth as they mainly impact on my ward.

I would appreciate a link to the detailed planning applications so that I can consider the implications for residents and traffic.

Yours

Marc

Y Cyngorydd / Councillor Marc Jones
Plaid Cymru, Grosvenor
Cyngor Bwrdeistref Sirol Wrecsam / Wrexham County Borough Council

01978 366735
07747 792441
@marcvjones
www.facebook.com/marc.jones.526

From: Andrew Smith <andrew.smith@narvo.co.uk>
Date: Monday, 18 Jun 2018, 7:56 pm
To: Marc1 Jones <Marc1.Jones@wrexham.gov.uk>
Subject: Campus 2025

This email's attachments were cleaned of potential threats by Wrexham Council's Security Gateway.
Click [here](#) if the original attachments are required (justification needed).

Dear Sirs

Please see attached correspondence.

Kind regards

Andrew Smith
BSc MTPI MRICS MRTPI

NARVO ASSET MANAGEMENT

01494 256 556
07917 777 725
Hilltop | Hammersley Lane | Tylers Green | Bucks | HP10 8HG

Mike Davies (Rhosnesni Councillor)
42 Borrass Road
Wrexham
LL12 7EP

**Objection: Pre-Planning consultation Holt Road Wrexham
Campus 2025 Project
Wrexham Glyndwr University
Mold Road
WREXHAM
LL11 2AW**

**Wrexham Glyndwr University Campus 2025 Project: Preplanning consultation re:
Application 6, Land off Holt Road, Wrexham**

As County Councillor, and a lifelong resident of Rhosnesni. I wish to register my opposition to the proposal to build circa 77 houses on the recreational field commonly known as Dean Road Field/Holt Road field.

I have a number of issues regarding the proposal. Some of these are regarding inaccuracies in the actual plans. Also there are a number of times that the suggestion is that it is all for the good of the community. Nothing to do with the fact that Glyndwr would be in line to make several million £.

1. Firstly, when I was invited to attend the presentation at Glyndwr, the proposal and plan shown, was to consider building 70 houses on the field. When the consultation was made public only a week later, that number had increased to 77 houses (a 10% increase). I find it difficult to comprehend that this increase was just thrown in at the last minute and not part of the original plan. Are we to believe that there will be no more increases to the proposals? What other inaccuracies are in the proposal?

2. In your proposals, the field is referred to on more than one occasion as a "Brownfield" site. This is clearly a very disingenuous statement. The field has never been built on, and there are no reasons why it should even be considered "brownfield" This fact should be known to Glyndwr's planning department, as an application attempt several years ago was rejected and on that occasion the term Brownfield was again used. Here are some quotes from the document at the time (full link provided at end of document) –

How would the development of the site contribute to the aims and strategic objectives of the Plan?

It wouldn't, the site conflicts with the preferred spatial strategy of directing development to within defined settlement limits in order to regenerate brownfield land in the most deprived areas of the County. Whilst the site is located within the settlement limit of Wrexham, it is a valuable open space (not brownfield), the loss of which would be contrary to both national and local planning policy and the views of a significant number of members of the public during alternative sites consultation.

Note: the Council considers the fields to be "valuable open space".

For Glyndwr to continue trying to suggest the land is "Brownfield" is a very disappointing tactic.

More from the earlier mentioned document:

Are there any significant obstacles to the deliverability of the site?

Yes, the site is a playing field in an area identified as having a deficit of open space provision (EBOS01), it also provides a significant green break within the urban environment, the loss of which would be contrary to advice in PPW (2011) and the opinions of a significant number of members of the public (including local MP's) (SD05) during alternative sites consultation.

Are there any significant obstacles to the deliverability of the site?

Yes, the site is a greenfield site located on high quality agricultural land in an area of known sand and gravel resource. It is also located within the green barrier and special landscape area and the site includes a number of trees and hedgerows of importance, is adjacent to listed buildings and is located outside of the settlement limit of Wrexham Town.

3. More recently in the Wrexham County Borough Council Open Space Audit and Assessment of need report - March 2016:

This field is listed as "Amenity Greenspace". Also the ward where the field is situated is listed as being deficient against council standard per 1000 population and deficient against council standards based on ward population with regard to Provision for children and young people.

In other words, there is a shortage of green spaces and any reductions will further reduce these opportunities for Children and Young People. Exactly the type of people that Glyndwr should be targeting for the future.

4. The proposal goes on to say that there is only "one poorly marked pitch" on the site and Glyndwr intend to provide a better quality pitch elsewhere on the site and "gift" it to the community. I don't know exactly when the field was surveyed, but at different times of the year there can be several pitches of different sizes. It took me only a few minutes of searching on the internet to find a recent aerial photograph which shows about 7 marked pitches. I will enclose that picture at the end should you wish to examine it.

In brief if the University no longer has a use for the field and is so keen to help the community, why not just 'Gift' the whole field?

5. The proposed access road into the estate would be from Holt Road. At this location there is presently a pedestrian controlled crossing. Holt road is very busy at times and this crossing is used by many children walking to and from school, these children often walk through the field to get to Rhosnesni High school. If houses were built on this field it would entail a long detour of in the region of half to 1 mile. It would not be

feasible to maintain the crossing at this location. So how do the plans propose to deal with that issue? The access road would also be very close to other already existing access roads into various housing developments.

6. As a "Higher" educational establishment, Glyndwr University should be seen to promote ethical and environmental messages to its students and the community it serves. How it can honestly propose to sell off vital community green space, (which is vital to the healthy lifestyle of the younger population) in order to benefit financially is something I find difficult to comprehend.

Should you wish to speak to me about any of the above-mentioned items, I will of course make myself available.

Mike Davies

Useful links.

https://www.wrexham.gov.uk/assets/pdfs/planning/ldp/ldp_hearing_sessions/session15/Council%20Response.pdf

<http://wrexhamldp.wrexham.gov.uk/file/4177650>

Recent photo of field. Note: more than one marked pitch.



Andrew Smith

From: Phil Wynn <Phil.Wynn@wrexham.gov.uk>
Sent: 16 July 2018 21:34
To: Campus 2025
Subject: Campus 2025

Dear Sir/Madam

In my capacity as the WCBC elected member for the Brynyffynnon ward I wish to raise the following issues of concern, which if addressed I am sure will secure the support of the majority of residents of Mold Rd and the adjacent housing estates.

Plas Coch campus

Car-parking provision

I believe the car-park usage survey carried out on the 26th April 2018 does not provide an indication of maximum usage and can therefore be construed as being selective in nature. I would seek a useage survey to be carried out over a longer period in October when I presume the student presence on the campus is at its peak. If I am correct in my assertion then this will also record an increase in the number of vehicles entering/leaving the campus at peak times.

From recollection car-parks optimal occupancy is 75%, so any loss on the current provision of 379 spaces would I believe exacerbate competition for car-parking spaces, especially if the Travel Plan fails to deliver on its intentions to control the number of vehicle journeys to the campus. It would prove helpful to understand the impact of the existing Travel Plan which was offered up at the time I assisted the University in securing planning consent for the Creative Arts new build.

The proposed conversion of the all-weather sports pitch for the provision of 314 replacement car-parking spaces would go some way to making good the loss of existing spaces to accommodate the extensions to the main building and for the construction of the privately owned flats in the northern quarter of the campus. However this provision would need to be constructed from the Off.

Vehicle access to the site

From the information provided it would need some explaining as to how the revised access off Mold Rd will cope with the existing vehicle movements redirected from the Plas Coch entrance in the morning rush hour ie 286 movements on top of the existing Mold Rd 102 movements (3.31 increase for arrivals ie 74 to 319 movements).

The current entrance off Mold Rd allows a number of vehicles to stack up on campus (whilst cars are manoeuvring into parking bays) rather than on Mold Rd. The documentation does not provide any assurances that this issue has been addressed with the new entrance layout.

It would prove helpful to see if modelling of the new entrance can cope with such an increased factor in the vehicle movements, bearing in mind all vehicles entering the Mold Rd entrance will stack along Mold Rd, which has a tendency to happen already either side of 9am.

As vehicles travelling out of town along Mold Rd will no longer turn right into the campus the unknown is what impact this will have on the main roundabout capacity ie will it become grid-locked! This may well result in cars making u-turns at the entrance to Windsor Drive, thereby increasing the opportunity for vehicle collisions. A possible consequence may be that more vehicles will attempt to turn right into Crispin Lane to gain access to the campus, thereby increasing the chances of vehicles backing up at this pinch-point.

It would prove useful to understand how the new entrance will impact on vehicles turning right out of Lilac Way at peak hours.

The Crispin Lane/Mold Rd junction layout in my opinion ought to be realigned to appear opposite Maesgwyn Rd, controlled by traffic lights at peak times to allow vehicles to turn right onto Mold Rd as an alternative to the proposed solution of no right-turn. This I believe would encourage more vehicles to leave the campus along Crispin Lane, rather than by way of the Mold Rd campus junction, as they will gain easier access to the outward leg of Mold Rd. The all-weather pitch replacement car-park will naturally lend itself to more cars leaving the campus along Crispin Lane.

The Traffic documentation does not address a mass exodus of vehicles from the campus at regularly held events such as Wrexham AFC home games, music concerts and Glyndwr events such as Comic Con when the car-park is generally in full use. By reducing the exit points from 2 to 3 I can only envisage grid-lock. A possible solution is to allow vehicles to temporarily exit at the Plas Coch roundabout.

Consideration ought to be given to extending double-yellows along the frontage of the terraces on Crispin Lane to improve the flow of traffic in this locality. This will in turn require the University to provide adequate Off-street parking near by for these property occupants.

Grosvenor Rd campus

In the Travel Plan students living on the Grosvenor Rd campus will not be permitted parking permits on the Plas Coch campus, hence any with vehicle use may be tempted to park up during the week in residential side streets such as Maesgwyn Rd, where on-street parking tensions are running high already. This arrangement I believe needs further consideration if the 100 plus student flats are to be provided with literally zero on-site parking provision.

The proposed service vehicle lay by seems to be too close to the junction. The relationship between the lay by and the service door to the building is not clearly defined but needs to be a practical walking distance.

I look forward to working with you to over-come the concerns I have raised, which no doubt have been repeated by others, as the Campus 2025 vision for the University is great news for both themselves and the town.

Regards

Cllr Phil Wynn

Y Cyngorydd/Councillor Phil Wynn

Aelod Arweiniol dros Addysg - Lead Member for Education

Elected Member for the Brynyffynnon Ward

Contact Tel No's - 01978 291208 (home) or 07792 542 679 (mobile)

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.

Ewch i weld - mi fedrwch chi dalu, rhoi gwybod, gwneud cais, dweud eich dweud, a dod o hyd i wybodaeth ar-lein yn www.wreccsam.gov.uk. Arbedwch bapur - meddylwch cyn argraffu!

Mae'r neges e-bost hon ac unrhyw atodiadau wedi eu bwriadu ar gyfer yr unigolyn neu'r sefydliad y'i cyfeirir atynt yn unig. Am yr amodau llawn ynghlŷn â chynnwys a defnyddio'r neges e-bost hon, ac unrhyw atodiadau, cyfeiriwch at www.wreccsam.gov.uk/top_navigation/disclaimersw.htm

We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.

Appendix Four
Responses from Specialist Consultees



Dŵr Cymru
Welsh Water

Developer Services
PO Box 3146
Cardiff
CF30 0EH

Tel: +44 (0)800 917 2652
Fax: +44 (0)2920 740472
E.mail: developer.services@dwrcymru.com

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Caerdydd
CF30 0EH

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Ffacs: +44 (0)2920 740472
E.bost: developer.services@dwrcymru.com

Mr Andrew Smith
Narvo Asset Management
Hilltop
Hammersley Lane
Tylers Green
Buckinghamshire
HP10 8HG

Date: 17/07/2018
Our Ref: PPA0003209

Dear Mr Smith

Grid Ref: 332760 351178

Site Address: Glyndwr University, Mold Road, Wrexham

Development: 2D Application - Demolition of student union and other redundant buildings to provide new Learning Gateway and Inner Gateway buildings, engineering building & sports hall

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 29th June 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development. Having reviewed the details submitted I would offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

Domestic foul flows from the proposed development can be accommodated within the public sewerage system.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000'; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharis, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharis, Morgannwg Ganol CF46 6LY.

Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no surface water, highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT


No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*



Dŵr Cymru
Welsh Water

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E.bost: developer.services@dwrcymru.com

Mr Andrew Smith
Narvo Asset Management
Hilltop
Hammersley Lane
Tylers Green
Buckinghamshire
HP10 8HG

Date: 17/07/2018
Our Ref: PPA0003208

Dear Mr Smith

Grid Ref: 332760 351179

Site Address: Glyndwr University, Mold Road, Wrexham

Development: 2D Application - Demolition of redundant student halls and construct up to 410 apartments

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 29th June 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would offer the following advice which should be taken into account within any future planning application for the development:

SEWERAGE

Having considered the proposal, we would be grateful to receive further information regarding the proposed foul drainage arrangements for the site and would welcome the further dialogue with the developer prior to the submission of a planning application to the local planning authority.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority



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We welcome correspondence in
Welsh and English

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and/or Natural Resources Wales.

Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no surface water, highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

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Dŵr Cymru
Welsh Water

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Mr Andrew Smith
Narvo Asset Management
Hilltop
Hammersley Lane
Tylers Green
Buckinghamshire
HP10 8HG

Date: 18/07/2018
Our Ref: PPA0003207

Dear Mr Smith

Grid Ref: 332924 350972

Site Address: Land West of Crispin Lane, Mold Road, Wrexham

Development: 2D Application - application for student accommodation facility of up to 197 bed spaces

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 29th June 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would offer the following advice which should be taken into account within any future planning application for the development:

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales.



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We welcome correspondence in
Welsh and English

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Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no surface water, highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Dŵr Cymru
Welsh Water

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Mr Andrew Smith
Narvo Asset Management
Hilltop
Hammersley Lane
Tylers Green
Buckinghamshire
HP10 8HG

Date: 17/07/2018
Our Ref: PPA0003204

Dear Mr Smith

Grid Ref: 333051 350526

Site Address: College of Arts, 49-51 Regent Street, Wrexham

Development: 2D Application - refurbishment of Arts College, demolition of ancillary building and construction of new 107 bed student accommodation

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 29th June 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted I would offer the following standing advice which should be taken into account within any future planning application for the development:

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales.



We welcome correspondence in
Welsh and English

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Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
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Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no surface water, highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

***Please Note** that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.*



Dŵr Cymru
Welsh Water

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Mr Andrew Smith
Narvo Asset Management
Hilltop
Hammersley Lane
Tylers Green
Buckinghamshire
HP10 8HG

Date: 10/07/2018
Our Ref: PPA0003206

Dear Mr Smith

Grid Ref: 335199 351455

Site Address: Land North of Holt Road, Wrexham

Development: 2D Application - erection of up to 77 dwellings

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 29th June 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted we would offer the following advice which should be taken into account within any future planning application for the development:

ASSET PROTECTION

The proposed development site is crossed by a 100mm and 1300mm diameter combined gravity public sewer with their approximate positions being marked on the attached Statutory Public Sewer Record. Under Section 159 of the Water Industry Act 1991, Dwr Cymru Welsh Water has rights of access to its apparatus at all times, and as such would require an easement of 3m either side of the centreline of the 100mm pipe and a 6.5m easement either side of the centreline of the 1300mm pipe. Should the proposed development be located within the protection zones of the sewers crossings, there would be a requirement to divert the public sewers, which can be applied for under Section 185 of the Water Industry Act 1991.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part



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We welcome correspondence in
Welsh and English

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Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.

SEWERAGE

The foul flows only from the proposed development can be accommodated within the public sewerage system. We advise that the flows should be taken to the foul sewer at manhole SJ35513450 which is located in Holt Road.

Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

However, should you wish for an alternative connection point to be considered please provide further information to us in the form of a drainage strategy, preferably in advance of a planning application being submitted.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales.

In addition, please note that no surface water, highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

Advisory Notes

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

The applicant is also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the

applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGTE TREATMENT

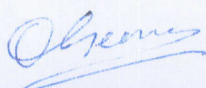
No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

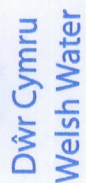
Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



PPA0003206



LEGEND(Representative of most common features)

- [illegible]

Notes:

Whilst every reasonable effort has been taken to correctly record the pipe materials of DCWW assets, there is a possibility that in some cases pipe material (other than Asbestos Cement or Pitch Fibre) may be found to be asbestos cement (AC) or Pitch Fibre (PF). It is therefore advisable that the possible presence of AC or PF pipes be anticipated and considered as part of any risk assessment prior to excavation.

[illegible]

EXACT LOCATIONS OF ALL APPARATUS
TO BE DETERMINED ON SITE

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Map Ref:
Map scale:
Printed by:
Printed on:





Dŵr Cymru
Welsh Water

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Mr Andrew Smith
Narvo Asset Management
Hilltop
Hammersley Lane
Tylers Green
Buckinghamshire
HP10 8HG

Date: 16/07/2018
Our Ref: PPA0003205

Dear Mr Smith

Grid Ref: 331263 351582

Site Address: Land North of Gatewen Road, Wrexham

Development: 2D Application - Erection of up to 112 dwellings together with vehicular /pedestrian access

I refer to the Schedule 1C - Article 2D notice received and your formal request for a pre-application consultation response before applying for planning permission from Dwr Cymru Welsh Water as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, 29th June 2018, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

Having reviewed the details submitted we would provide the following advice which should be taken into account within any future planning application for the development:

ASSET PROTECTION

The proposed development site is crossed by a public foul rising main sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. No part of any building will be permitted within 3 metres either side of the centreline of the 80mm rising main sewer.

Our strong recommendation is that your site layout takes into account the location of the assets crossing the site and should be referred to in any master-planning exercises or site layout plans submitted as part of any subsequent planning application. Further information regarding Asset Protection is provided in the attached Advice & Guidance note.



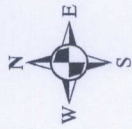
Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dŵr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

Dŵr Cymru Cyf, a limited company registered in
Wales no 2366777. Registered office: Pentwyn Road,
Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.



LEGEND(Representative of most common features)

- Waste network:**
- Feed chamber
 - Surface water chamber
 - Combined chamber
 - Combined sewer overflow
 - Special purpose chamber
 - Treatment works
 - Pumping station
 - Private sewer subject to Sect. 104 adoption
 - Private sewer
 - Private sewer Transducer
 - Latrine Drain
 - Inspection Chamber
- Other features:**
- Quarry
 - Lamphead
 - Storm Overflow
 - Rising main
 - Gravity sewer
 - Private sewer
 - Private sewer subject to Sect. 104 adoption
 - Private sewer Transducer
 - Latrine Drain
 - Inspection Chamber
- Notes:**
- NB: Sewer proposed/located on the site.
- RED - Combined Sewer
- BROWN - Rain Water
- Purple - Storm Sewer (for residential use only)

Notes:

Whilst every reasonable effort has been taken to correctly record the above information, it is not possible to guarantee that the information is correct. It is the responsibility of the user to verify the information and to ensure that it is correct for their own use.

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EXACT LOCATIONS OF ALL APPARATUS TO BE DETERMINED ON SITE.

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Map Ref: 331338.351599
Map scale: 1:2500
Printed by: Harris Cerianne
Printed on: 10 Jul 2018



SEWERAGE

We note it is proposed to discharge foul flows from the proposed development to the combined sewer located in Coronation Road. We have considered the impact of the foul flows generated by the proposed development upon the local public sewerage system and concluded that it is unlikely that sufficient capacity exists to accommodate your development within the sewer downstream of Coronation Road without causing detriment to the existing services we provide to our customers, or in regard to the protection of the environment.

As such, we would advise that the foul flows only from the proposed development should be taken to the foul sewer at or beyond manhole SJ31510102 which is located to the south of Strytybydden. Should a planning application be submitted for this development we will seek to control these points of communication via appropriate planning conditions and therefore recommend that any drainage layout or strategy submitted as part of your application takes this into account.

However, should you wish for us to consider a nearer point of connection, our recommendation is that you instruct us to undertake a Hydraulic Modelling Assessment of the local public sewerage network. This Assessment will examine the existing network and consider the impact of the introduction of flows from your development upon its performance. Where required and appropriate, the Assessment will then identify solutions and points of communication to ensure that your site can be accommodated within the system.

Please note that we will seek to control the outcomes of the Hydraulic Modelling Assessment via appropriate planning conditions. However in the absence of known solutions to accommodate your site we not be able to support your development through the planning process. We therefore recommend that the Assessment is undertaken in advance of the planning application being submitted in order to avoid any subsequent delays. Further information on Hydraulic Modelling Assessments as well as any implications on the planning process is provided in the attached Advice & Guidance note.

The costs for undertaking this assessment must be paid for by the developer. Should you wish to obtain a quotation for the Hydraulic Modelling Assessment, we will require a fee of £250 + VAT to engage our consultants, this fee is non-refundable.

SURFACE WATER

With reference to the surface water flows from the proposed development, you are required to fully exhaust all technical options outlined under Sections 3.2 and 3.4 of Part H of the publication 'Building Regulations 2000; Disposal should be made through the hierarchical approach, preferring infiltration and, where infiltration is not possible, disposal to watercourses in liaison with the Land Drainage Authority and/or Natural Resources Wales. Please refer to further detailed advice relating to surface water management included in our attached Advice & Guidance note.

In addition, please note that no surface water, highway or land drainage run-off will be permitted to discharge directly or indirectly into the public sewerage system.

ADVISORY

The applicant may need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water Industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com

Some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect your proposal. In order to assist us in dealing with the proposal we request that you contact our Operations Contact Centre on 0800 085 3968 to establish the location and status of the sewer. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

SEWAGE TREATMENT

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application. I also attach copies of our water and sewer extract plans for the area, and a copy of our Planning Guidance Note which provides further information on our approach to the planning process, making connections to our systems and ensuring any existing public assets or infrastructure located within new development sites are protected.

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George
Planning Liaison Manager
Developer Services

Please Note that demands upon the water and sewerage systems change continually; consequently the information given above should be regarded as reliable for a maximum period of 12 months from the date of this letter.



Welsh Water is owned by Glas Cymru – a 'not-for-profit' company.
Mae Dwr Cymru yn eiddo i Glas Cymru – cwmni 'nid-er-elw'.

We welcome correspondence in
Welsh and English

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Nelson, Treharris, Mid Glamorgan CF46 6LY

Rydym yn croesawu gohebiaeth yn y
Gymraeg neu yn Saesneg

Dŵr Cymru Cyf, cwmni cyfyngedig wedi'i gofrestru yng
Nghymru rhif 2366777. Swyddfa gofrestredig: Heol Pentwyn
Nelson, Treharris, Morgannwg Ganol CF46 6LY.

Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk



Narvo Asset Management

Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

EP/PP/DC/Pre/2018/034-1
4th July 2018
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Andrew Smith

Dear Sir

**Proposed Residential / Campus Development.
Plas Coch Campus, Wrexham.**

Notice under Development Management Procedure Order (Wales) 2012
Application for Planning Permission and listed building consent for alterations,
extension or demolition of a listed building.
Town and Country Planning Act 1990
Planning (Listed Buildings and Conservation Areas) Act 1990.

I refer to your email / enquiry dated 18/06/2018 in respect of the above.

Access

The development site is bounded by the B5101 Plas Coch Road (Classified) to the north,
A541 Mold Road (Classified) to the south and Crispin Lane (unclassified) to the east.

The existing road network in the vicinity of the Plas Coch Campus already suffers from
capacity issues during weekday peak times and at the weekend when significant queuing /
delays are experienced.

The existing A483 / A541 junction, Plas Coch roundabout(s) and New Road / Stansty Road
junction suffer from capacity issues and would not benefit from any significant increase in
vehicle movements.

Access off Plas Coch Road

This access is 5.4m wide and accesses onto the Plas Coch roundabout. It is currently
accessible to all visitors / staff / students visiting the campus.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



BUDDSODDWYR | INVESTOR
MEWN POBL | IN PEOPLES

There are already existing queuing / capacity problems at the Plas Coch roundabout and would not benefit from any significant increase in vehicle movements.

I understand that it is proposed to demolish the existing student flats at the north western corner of the campus and sell a portion of the land off in this location to construct 410 new privately owned apartments. **However, it is unclear as to how many existing apartments are to be demolished, how many daily vehicle movements they generate and what parking provision they have.**

I understand that is proposed to restrict access via this junction to the privately owned residential apartments. This would result in existing campus traffic having to utilise the Crispin Lane access or the modified Mold Road access, neither of which would benefit from any significant increase in vehicle movements.

Access off A541 Mold Road

Mold Road is a busy, classified road subject to a 30mph speed limit. Mold Road already suffers from capacity issues during weekday peak times and at the weekend when significant queuing / delays are experienced and would not benefit from any significant increase in vehicle movements.

Access via Mold Road currently comprise 2 access points (entry & exit). I understand that is proposed to permanently close up the existing access (entry) and construct a 2 way access (in & out) approximately in the same location of the existing access (exit only). This is indicated on submitted layout plan (DWG-2627-101 Rev A).

In order to support such a proposal, the following measures would need to be implemented:-

- Extension of splitter island across access point (entry only) to prevent vehicles carrying out u-turns in this location.
- Applicant to fund a "no u turn" traffic order along this section of Mold Road.
- Submission of a scheme for the access including design, construction, visibility splay, swept paths for larger vehicles.

Access off Crispin Lane

Crispin Lane is an unclassified road subject to a 30mph speed limit

Access from Crispin Lane is either via the Crispin Lane / Mold Road junction to the south or via the Crispin Lane / Stansty Road junction to the north. Both of these junctions are considered inadequate in layout / design and would not benefit from any increase in traffic movements.

The Crispin Lane access serving the campus was improved as part of planning consent ref: P/2009/1000 (Centre for the Child). The access has been widened to 4.8m, including a footway link into the site and provides visibility splays in excess of 2.4 x 56m in both directions in accordance with Manual for Streets.

In terms of access via Crispin lane to the north I comment as follows:-

Crispin Lane suffers from restricted carriageway width to the north of the site and poor junction layout where it meets Stansty Road. Access under the railway bridge towards the B5425 is poor. The junction of Stansty Road / New Road is operating beyond capacity which has already been highlighted by previous applications / appeals in this area ie/ Total Fitness Site.

It is considered that this section of the highway network would not benefit from any increase in traffic movements.

In terms of access via Crispin Lane to the south I comment as follows:-

Access via Crispin Lane onto Mold Road is poor with inadequate visibility in the south easterly direction (ie/ approximately 2.4 x 24m measured to nearside edge). A condition to improve this junction was included as part of planning permission ref: P/2008/1296 for the Student Village. This required improvements to the Crispin Lane / Mold Road junction in respect of width, radii, visibility, footway provision and upgrade to lighting provision.

This junction re-alignment was required to be implemented prior to occupation of the 521 student flats. In the meantime, the flats have been occupied and the developer has not carried out the junction improvements or entered into a s.278 agreement with the Council to carry out the works. Access to the existing 521 student flats has also not been constructed correctly.

I would recommend that this original scheme is implemented before any re-development of the Plas Coch Campus affecting vehicle movements along Crispin Lane is considered.

The proposed junction modifications indicated on the submitted layout plan (DWG/2627/102 Rev A) including left turn only are considered unacceptable and would not be supported. However, I understand that the previously approved scheme relies on land outside of the current applicant's control and is therefore undeliverable.

Transport Assessment

Any proposed Traffic Assessment in respect of the Plas Coch Campus re-development would need to include a comprehensive analysis of the surrounding highway network including the A483 / A541 Junction 5. Any assessment would need to include baseline traffic plus Development plus 15 years growth. Such an assessment would need to be submitted to Welsh Government for assessment / approval.

I would recommend that the applicant liaises with Welsh Government (contact: Alun Wyn Jones @ :-

Welsh Government Mailbox

NorthandMidWalesDevelopmentControlMailbox@gov.wales

General Comments

- It is not clear how many bedrooms are proposed for the privately owned flats.
- The TRICs data submitted for the privately owned flats indicates 2.844 movements per day per flat which would appear very low.

Parking Provision

The submitted Transport Assessment states that the campus currently **does not operate any form of parking control** and its existing 947 spaces are open for use by staff, students, visitors and general members of the public.

However, previous planning consents at the campus ie/ Creative Industries Building – ref: P/2009/0835 and Centre for the Child – ref: P/2009/1000, both included conditions requiring a **university wide parking management plan which shall be included and monitored as part of the Final Travel Plan**. I assume this is a matter for our Planning Enforcement Section.

A recent parking accumulation survey was carried out at the campus on the 26/04/2018 using ANPR data recorded at each entrance point. Peak demand for parking at the campus on this occasion was recorded at approximately 620 cars falling to approximately 590 cars at mid-day. The total number of parking spaces on site are stated as being 947. This survey indicated a surplus of 327 spaces at the site.

However, a previous parking accumulation survey was carried out at the campus in 2009 around the time of the Creative Industries Building application. The total number of parking spaces on site at this time was stated as being 927. The survey indicate a peak accumulation of 827 between 11:00 -12:00 with parking remaining steady until 15:00 when parking demand begins to fall. This survey indicated a surplus of 100 spaces at the site.

I would recommend that the applicant clarifies why there is no car parking management plan in place at the campus and why the two parking surveys differ so significantly. Any survey should be carried out over a minimum of a week.

The submitted Transport Assessment states that once the land associated with the privately owned flats is removed from the campus, 568 spaces will be retained. The car parking survey carried out in 2009 would seem to suggest that 568 spaces would be insufficient.

The Transport Assessment indicates that an option is available to construct a new 314 space car park on the site of the redundant sports pitches to the north of the football club increasing the number of parking spaces to 882. However, any proposed additional parking in this area of the campus is likely to result in a significant increase in vehicle movements via Crispin Lane which would be considered unacceptable given the highway issues already raised.

Proposed Privately Owned Flats

It is not clear how many bedrooms are proposed for the privately owned apartments in order to assess parking provision. This detail needs to be provided.

Proposed parking provision of 390 spaces for 410 apartments equates to less than 1 space per apartment.

Proposed Student Flats

The proposed student flats comprise 197 beds. It is proposed to provide an additional 12 spaces for the above flats. Any proposed parking provision must be provided in line with previously agreed parking provision in this location.

Scheme for Surface Water Drainage

A scheme of surface water drainage will need to be submitted for approval. I would recommend that the applicant contacts our Flood Management Officer – Neil Taunt (Tel: 01978 729734) to discuss.

Proposed Lighting

A scheme of street lighting will be required for the proposed development.

Construction and Traffic Management Plan (including provision for contractor parking)

I would recommend that the applicant provides a **Construction Traffic Management Plan** including the following information:-

- Anticipated duration of construction period.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a revised CTMP.
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.
- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

The above CTMP could be requested in the form of a planning condition.

Conclusion

In conclusion, I would raise significant concerns in respect of the proposed development given the existing capacity issues on the local highway network in the vicinity of the campus. Any existing additional vehicle movements from the proposed development will only exacerbate the existing congestion / queuing experienced in this location.

Proposed parking provision at the campus is also a concern. Any shortfall in parking provision is likely to result in on-street parking issues along residential streets and existing retail / commercial car parks in the vicinity of the site.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully,

Peter Douthwaite

bn Planning Control Manager

Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk www.wrexham.gov.uk



Narvo Asset Management

Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

EP/PP/DC/Pre/2018/034-2
3rd July 2018
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Andrew Smith

Dear Sir

**Proposed Refurbishment and Improvement to Arts College, Demolition of Ancillary Buildings and Construction of New 107 Bed Student Accommodation.
College of Art, 49 – 51 Regent Street, Wrexham.**

Notice under Development Management Procedure Order (Wales) 2012
(Application for Planning Permission and Listed Building Consent for Alterations, extension or demolition of a Listed Building).

I refer to your email / enquiry dated 18/06/2018 in respect of the above.

Access

The development site is bounded by Regent Street (Classified) to the north, Bradley Road (Classified) to the east and Central Road (Classified) to the west. A one-way system operates around the proposed development site subject to a 30mph speed limit.

Access off Regent Street

The development site appears to have 2 no. existing accesses off Regent Street which operates a one-way system along this section.

Both accesses provide adequate visibility in accordance with Manual for Streets.

The more westerly access is located on the Union Rd / Regent Street junction. This access is 2.8m wide and provides parking for around 6 no. vehicles. However, this car park is only 8.3m wide which does not provide the 6m clearance normally required behind parking spaces.

The easterly access is also 2.8m wide and provides off street parking for around 4 no. cars.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



BUDDSODDWYR | INVESTOR
MEWN POBL | IN PEOPLE

Access off Central Road

There are 2 no. existing access points located along Central Road which operate as an entry and exit only. These provide access to approximately 25 spaces in the central courtyard area.

I understand that it is proposed to delete these existing spaces and retain the existing parking spaces off Regent Street (approximately 10 spaces). I understand that the remaining spaces will be retained for use by some staff and students with disabilities.

Although, there is an obvious benefit of closing up the 2 no. existing access points along Central Road, it raises the issues of the adequacy of parking provision when an additional 107 student apartments are being constructed.

Proposed Loading Bay

The submitted layout plan (Drg. No. DWG/2627/201 Rev A) indicates the provision of a loading area (layby) along Central Road. I would not support the location of such a feature in such close proximity to the bend where Bradley Road meets Central Road in the interest of highway safety.

If such a feature was to be supported, it would need to be re-located further along Central Road away from this junction. A visibility splay of 2.4 x 43m measured to the nearside edge of the adjoining highway would need to be maintained from the existing Pizza Hut access in the easterly direction when considering the location of such a feature.

Any proposed layby would need full height kerbing to provide separation from any proposed footway at the rear of the layby in the interest of pedestrian safety. A typical WCBC refuse vehicle is approximately 11.2m long and 2.5m wide. Any proposed layby would need to be at least 3m wide and capable of accommodating the swept path movements of such a vehicle without adversely affecting the flow of traffic on the adjoining highway.

It would be appear difficult to construct such an access given the significant difference in levels along the site frontage. Further details of how such a layby could be constructed and provide a minimum 2m wide footway behind would need to be submitted.

Any proposed layby would need a suitable Traffic Regulation Order (TRO) ie/ Loading Only to deter indiscriminate parking. Such TRO would need to be funded by the applicant.

No details of where bins would be stored and emptied in respect of the proposed layby have been provided.

Should the proposed development be supported, the applicant would be required to enter into a Section 38 / 278 agreement with the Council in order to construct any proposed layby / footway.

Parking & Turning Provision

I understand that the proposed development includes the following:-

- Extensive refurbishment of existing academic space
- Construction of 107 bed student accommodation block
- Construction of new workshops at lower ground floor level
-

LPGN 16 requires a maximum of 1 parking space per 2 bed spaces for student accommodation. This would equate to the maximum requirement of 54 spaces. Specific floor areas for the other elements of the development would need to be provided in order to assess parking requirements.

I understand that additional car parking spaces for staff and students will be available at the Plas Coch Campus.

Planning consent (ref: P/2009/0835) for The Creative Industries Building at the Plas Coch Campus required the submission of a suitable Travel Plan. The submitted Travel Plan which has since been approved included ambitious targets for modal shift, reducing reliance on the use of the car. The submitted Planning & Access Statement submitted with this application included a car parking survey which determined that there was always at least 100 no. spare parking spaces available within the campus at any one time. This survey therefore suggested that adequate parking provision was available within the university campus.

If it is considered acceptable to support the deletion of 25 spaces at the Arts College and provide alternative parking provision at the Plas Coch Campus, then this must be justified by further parking surveys and an acceptable Car Parking Management Plan.

The loss of a turning area within the curtilage of the site is considered to be significant. This would mean that all deliveries related to the college would have to utilise the suggested layby. The frequency and details of how such deliveries would access the site would need to be provided for further consideration.

Construction and Traffic Management Plan (including provision for contractor parking)

I would recommend that the applicant provides a **Construction Traffic Management Plan** including the following information:-

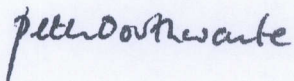
- Anticipated duration of construction period.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a revised CTMP.
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.

- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

The above CTMP could be requested in the form of a planning condition.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully,



PD Planning Control Manager

Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
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Narvo Asset Management

Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

EP/PP/DC/Pre/2018/034-7
10 July 2018
Mr P Douthwaite
01978 729689
peter.douthwaite@wrexham.gov.uk

FAO: Andrew Smith

Dear Sir

**Proposed Residential Development (up to 112 dwellings).
Land north of Gatewen Road, Wrexham.**

Notice under Development Management Procedure Order (Wales) 2012
(Application for Outline Planning Permission with All Matters Reserved).

I refer to your email / enquiry dated 18/06/2018 in respect of the above.

Access (Reserved Matter)

The development site is bounded by Gatewen Road (Classified).

Access off Gatewen Road

Gatewen Road is subject to a 30mph speed limit; any proposed access in this location would be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

The recommended visibility splays need to be secured in perpetuity and should not be reliant on the trimming of hedgerow.

Footways should be provided along the full site frontage and should preferably link into the recently constructed site at Gatewen Village.

The proposed access is opposite an existing junction and could potentially increase the likelihood of vehicular conflict at the junction.

Any proposed traffic calming features or amendments to existing traffic calming features will require full public consultation.



Layout (Reserved Matter)

The estate roads and footway will need to be laid out in accordance with Manual for Streets and constructed to WCBC adoptable standards.

Parking and Turning Provision (Reserved Matter)

Parking provision will be required in accordance with Local Planning Guidance Note 16. Any Driveways shall be laid out in accordance with WCBC Standard Driveway Details.

Appropriate turning heads shall be provided within the proposed development in accordance with WCBC Standard Details.

Swept Path details of an 11.2m long refuse vehicle accessing / manoeuvring and exiting the site will be required.

Should the proposed development be supported, the applicant would be required to enter into a Section 38 / 278 agreement with the Council in order to construct any proposed access and estate roads / footways.

Scheme for Surface Water Drainage (Reserved Matter)

A scheme of surface water drainage will need to be submitted for approval. I would recommend that the applicant contacts our Flood Management Officer – Neil Taunt (Tel: 01978 729734) to discuss.

Proposed Lighting (Reserved Matter)

A scheme of street lighting will be required for the proposed development.

Construction and Traffic Management Plan (including provision for contractor parking)

I would recommend that the applicant provides a **Construction Traffic Management Plan** including the following information:-

- Anticipated duration of construction period.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
- Details of proposed warning signs (ie/ signage schedule) during construction phase on approaches to site and access itself (the applicant may wish to contact the WCBC Streetworks Section – Contact Darren Green on Tel: 01978 729643 for advice). Proposed signage details will need to be included in a revised CTMP.
- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris /

mud.

- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

The above CTMP could be requested in the form of a planning condition.

Transport Assessment

The submitted Transport Assessment includes TRICs data indicating daily vehicle movements of 5.124 per dwelling. This value is considered to be on the low side for a development of this nature.

Based on these figures, Table 5.1 indicates anticipated daily vehicle movements for the proposed development (112 dwellings) of 65 two-way movements in the AM peak hour and 68 two-way movements in the PM peak hour. This would suggest just over one vehicle movement every minute in the peak hours.

Capacity assessments have been carried out on the following junctions either side of the proposed access:-

- Gatewen Rd (B5433) / Berse Road (B5101) priority junction
- Berse Road (N) B5101 / Rhyd Broughton Lane / Berse Road (W) roundabout

Future year growth of 7 years up to 2025 has been reviewed with development. However, we would normally require future year growth of 15 years for such a development. I would recommend the applicant provides a revised analysis on this basis.

Gatewen Rd (B5433) / Berse Road (B5101) priority junction

The 2020 baseline plus development analysis indicates that the junction will operate over capacity. The left and right turn out of Gatewen Road on to Berse Lane will be over capacity. In 2025 the capacity problems worsen.

Without mitigation then the proposals are considered to be unacceptable.

Berse Road (N) B5101 / Rhyd Broughton Lane / Berse Road (W) roundabout

The 2020 baseline plus development analysis indicates RFC values of 0.92 (AM peak) in respect of Berse Road South approach to the roundabout. This arm of the roundabout will therefore be operating above the accepted maximum RFC of 0.85.

The analysis shows a queue of less than 1 on the Rhyd Broughton Lane approach to the roundabout in the PM peak. From personal experience I know that this is totally incorrect. Traffic is generally queuing all the way up the hill back toward the hospital.

The values shown in the analysis do not reflect what is witnessed / experienced in terms of queuing on a daily basis at this roundabout. I would suggest that the site is revisited prior to submitting any application at this site.

In conclusion, I would not be able to support the proposed development given the existing / anticipated capacity issues in respect of the Berse Road / Gatewen priority junction. Any

existing additional vehicle movements from the proposed development will only exacerbate the existing congestion / queuing experienced in this location.

The assessment of the Berse Road / Rhyd Broughton Lane roundabout appears to be fundamentally flawed and on that basis I would not be able to support the proposed development

A study should be undertaken to assess the cumulative impact of the proposed 512 new dwellings (400 Plas Coch plus 112 Gatewen) on the B&Q roundabout (Mold Road/Berse Road /Plas Coch Road) and junction 5 of the A483 (Mold Road / A483)

A capacity study should also be undertaken for the proposed T junction from the proposed development site on to Gatewen Road.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

Yours faithfully,

Peter Douthwaite

um Planning Control Manager

Cyngor Bwrdeistref Sirol Wrexham/ Wrexham County Borough Council
Neuadd y Dref, Wrexham. LL11 1AY
Guildhall, Wrexham. LL11 1AY
DX: 721924 - Wrexham 4
www.wrexham.gov.uk



Narvo Asset Management

Eich Cyf/Your Ref
Ein Cyf/Our ref
Dyddiad/Date
Gofynner am/Ask for
Rhif Cyswllt/Contact No
E-bost/E-mail

EP/PP/DC/Pre/2018/034-6
27th June 2018
Mr P Palmer
01978 729688
phil.palmer@wrexham.gov.uk

FAO: Andrew Smith

Dear Sir

**Proposed Residential Development (up to 77 dwellings).
Land off Holt Road, Wrexham.**

Notice under Development Management Procedure Order (Wales) 2012
(Application for Outline Planning Permission with All Matters Reserved).

I refer to your email / enquiry dated 18/06/2018 in respect of the above.

Access (Reserved Matter)

The development site is bounded by Holt Road (Classified) to the south east and Dean Road (Classified) to the west.

Access off Dean Road

The development site is currently accessed off Dean Road and serves an existing Social Services Family Centre and football pitches for local youth football.

Dean Road is subject to a 30mph speed limit. However, I would estimate typical vehicle speeds at being around 25mph given the traffic calming measures in place along this section.

Based on speeds of 25mph, any proposed / existing access in this location would normally be required to provide visibility splays of 2.4 x 33m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets.

Although visibility in the north westerly direction is adequate, visibility in the south easterly direction is inadequate providing a splay of approximately 2.4 x 15m measured to the nearside edge of the adjoining highway. Visibility is impeded in this direction by the existing lighting column / telegraph pole in addition to the required splay cutting across 3rd party land.

Rydym yn croesawu gohebiaeth yn Gymraeg. Byddwn yn ymateb i unrhyw ohebiaeth yn Gymraeg ac ni fydd hyn yn arwain at unrhyw oedi.
We welcome correspondence in Welsh. We will respond to any correspondence in Welsh and this will not lead to any delay.



BUDDSODDWYR | INVESTOR
MEWN POBL | IN PEOPLE

The existing access is only 4.4m wide. I would normally recommend a minimum width of 4.8m for such a shared access.

There is an existing car park serving the development site but this would appear to be shared with the adjoining building and those attending any football matches / training on the adjoining football pitches.

I would not normally support any proposed re-development at the site that is likely to result in an increase in vehicle movements through this sub-standard access.

I understand that it is intended to re-locate the football pitch to accommodate the proposed dwellings. However, no details of the existing Social Services Facility including proposed parking provision for this and the football matches / training have been submitted. **I would recommend that the applicant submits further details for assessment.**

Access off Holt Road

Holt Road is a busy, classified road subject to a 30mph speed limit. It is proposed to access the residential development off Holt Road just beyond (north east) the existing toucan crossing.

Based on speeds of 30mph, any proposed access in this location would normally be required to provide visibility splays of 2.4 x 43m in both directions measured to the nearside edge of the adjoining highway in accordance with Manual for Streets

It would appear possible to provide a suitable access that could provide the required visibility from a point at least 20m away from the toucan crossing. In terms of the submitted layout plan (Drg. No. DWF-2627-301 Rev B), I comment as follows:-

- The centreline of the proposed access to the existing pedestrian crossing stop-line is only approx. 13m. My interpretation of LTN 2/95 is that 20m should be used.
- There would appear to be scope to re-locate the access so its centreline is 20m beyond the stop-line of crossing.
- Visibility in excess of 2.4 x 43m is still available in both directions from the revised access position due to wide verge.
- There are bus stops on either side of the road in this area which may need to be re-located if this access is supported. Applicant will need to liaise with WCBC Transport Officer – Andrew Mytton on Tel: 01978 729760.
- There is a significant difference in levels between the development site and carriageway in this location. Developer would need to provide details of access gradient ie/ ideally max of 1:24 for first 10m and 1:12 thereafter (if 60 dwellings).
- If access is re-located closer to boundary of existing dwellings, retaining wall maybe required. Developer to review.
- I would recommend tactile crossing points are re-located just inside the access.

I would recommend any proposed access is a minimum of 5.5m wide with 6m kerb radii.

Layout (Reserved Matter)

The estate roads and footway will need to be laid out in accordance with Manual for Streets and constructed to WCBC adoptable standards.

Parking and Turning Provision (Reserved Matter)

Parking provision will be required in accordance with Local Planning Guidance Note 16. Any Driveways shall be laid out in accordance with WCBC Standard Driveway Details.

Appropriate turning heads shall be provided within the proposed development in accordance with WCBC Standard Details.

Swept Path details of an 11.2m long refuse vehicle accessing / manoeuvring and exiting the site will be required.

Should the proposed development be supported, the applicant would be required to enter into a Section 38 / 278 agreement with the Council in order to construct any proposed access and estate roads / footways.

Scheme for Surface Water Drainage (Reserved Matter)

A scheme of surface water drainage will need to be submitted for approval. I would recommend that the applicant contacts our Flood Management Officer – Neil Taunt (Tel: 01978 729734) to discuss.

Proposed Lighting (Reserved Matter)

A scheme of street lighting will be required for the proposed development.

Construction and Traffic Management Plan (including provision for contractor parking)

I would recommend that the applicant provides a **Construction Traffic Management Plan** including the following information:-

- Anticipated duration of construction period.
- Anticipated no. of daily construction vehicle movements ie/ HGVs, cars, vans visiting the site.
- Details of maximum number of construction related vehicles likely to be on site at any one time.
- Details of maximum size / length of HGV likely to visit the site including swept path details of such vehicles entering / leaving the site.
- Detailed layout plan indicating number of contractor parking spaces including details of how larger HGVs will turn on site.
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- Statement that wheel washing facilities will be available on site and that a road sweeper will be made available to ensure adjoining highway is kept free from debris / mud.

- Statement that no parking or stacking of vehicles (ie/ either staff vehicles, HGVs or Construction vehicles) shall occur on the public highway during the construction works or following completion of the works.

The above CTMP could be requested in the form of a planning condition.

Transport Assessment

The submitted Transport Assessment includes TRICs data indicating daily vehicle movements of 5.124 per dwelling. This value is considered to be on the low side for a development of this nature

Based on these figures, Table 5.1 indicates anticipated daily vehicle movements for the proposed development (77 dwellings) of 43 two-way movements in the AM peak hour and 48 two-way movements in the PM peak hour. This would suggest less than one vehicle movement every minute in the peak hours or 395 movements per day.

Capacity assessments have been carried out on the following junctions either side of the proposed access:-

- Holt Rd / Birkdale Road / St. Mellion Crescent Roundabout.
- Holt Rd / Bryn Estyn Rd / Cefn Rd (Greyhound) Roundabout.

Future year growth of 7 years up to 2025 has been reviewed with development. However, we would normally require future year growth of 15 years for such a development. **I would recommend the applicant provides a revised analysis on this basis.**

Holt Rd / Birkdale Road / St. Mellion Crescent Roundabout.

The 2025 baseline plus development analysis indicates that the roundabout will operate well within capacity (ie/ RFC < 0.85).

Holt Rd / Bryn Estyn Rd / Cefn Rd (Greyhound) Roundabout.

The 2018 baseline analysis indicates RFC values of 0.81 (AM peak) and 0.95 (PM peak) in respect of Holt Road (North). This arm of the roundabout is already therefore operating above the accepted maximum RFC of 0.85.

The 2025 baseline analysis indicates that the roundabout will exceed the typical maximum RFC of 0.85. The submitted figures indicate RFC values of 0.91 (AM peak) and 1.05 (PM peak) in respect of Holt Road (North).

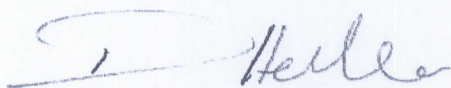
The 2025 baseline plus development analysis indicates that the roundabout will exceed the typical maximum RFC of 0.85. The submitted figures indicate RFC values of 0.93 (AM peak) and 1.06 (PM peak) in respect of Holt Road (North).

These values reflect what is witnessed / experienced in terms of queuing on a daily basis along this section Holt Road.

In conclusion, I would not be able to support the proposed development given the existing / anticipated capacity issues in respect of the Greyhound roundabout. Any existing additional vehicle movements from the proposed development will only exacerbate the existing congestion / queuing experienced in this location.

You are advised that the above comments are those of an officer of the council and do not commit the Council in any way with regard to the determination of any formal planning application that may be submitted. You are also advised that the above comments take account of policies and guidance adopted by the Council at the present time and which remain open to continuous review.

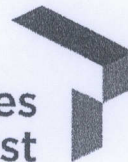
Yours faithfully,

A handwritten signature in dark ink, appearing to read 'S. Heile', is written over a horizontal line.

Planning Control Manager

Protecting theatres for everyone

Theatres
Trust



Ref.: TC/9006160

16 July 2018

Glyndwr University
Mold Road
Wrexham
LL11 2AW

By e-mail: reception@glyndwr.ac.uk / andrew.smith@narvo.co.uk

Proposal: Proposed development at Glyndwr University Plas Coch Campus

Remit:

The Theatres Trust is the National Advisory Body for Theatres and was established by The Theatres Trust Act 1976 'to promote the better protection of theatres'. The Trust is a statutory consultee in the planning system and local planning authorities in Wales are required to consult the Trust on planning applications for *'development involving any land on which there is a theatre'*.

Comment:

Thank you for consulting the Theatres Trust regarding the above pre-application consultation. The Trust has an interest in the proposal as the site includes the William Aston Hall.

Having reviewed the application documents, it appears that the William Aston Hall is unaffected by development but would likely benefit from it by virtue of the wider improvements to the university site. This particular development would appear to have positive benefits to Wrexham and the wider area, therefore it would be **supported** by the Trust.

There appears to be demolition work proposed in close proximity to the hall, however it appears from the current programme that disruption to performances would be unlikely. Nevertheless this can be managed through appropriate management and planning.

Please continue to engage with the Trust as plans further develop, and we await formal submission of your application.

Please contact us if we may be of further assistance.

Tom Clarke MRTPI
National Planning Adviser

Theatres Trust

22 Charing Cross Road, London WC2H 0QL

T 020 7836 8591

F 020 7836 3302

E info@theatrestrust.org.uk

W theatrestrust.org.uk

Chair Tim Eyles Director Jon Morgan

Trustees Richard Baldwin, David Blyth, Pam Bone, Paul Cartwright, Paddy Dillon, Ruth Eastwood, David Ian, Richard Johnston, Gary Kemp, Dara Ó Briain, Simon Ricketts, Peter Roberts, Ann Skippers, Anna Stapleton

The National Advisory Public Body for Theatres

The Theatres Trust Charitable Fund co-operates with Theatres Trust, has the same Trustees and is registered as a charity under number 274697