

# Pecyn Cyhoeddus

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Annwyl Gyngorydd

## **Pwyllgor Cynllunio - Dydd Llun, 1 Gorffennaf 2019**

Rwy'n cyfeirio at yr Agenda ar gyfer y Cyfarfod uchod a ddosbarthwyd yn ddiweddar ac rwyf bellach yn amgáu y canlynol:

### **1. Adroddiad**

Yn gywir

A handwritten signature in cursive script that reads 'Wyn Davies'.

Sioned Wyn Davies  
Prif Swyddog Llywodraethu a Chwsmeriaid  
Chief Officer Governance & Customer



**WREXHAM COUNTY BOROUGH COUNCIL**  
**PLANNING COMMITTEE MEETING OF 1<sup>st</sup> JULY 2019**

**REPORT OF THE**  
**CHIEF OFFICER PLANNING AND REGULATORY**

**ADDENDUM REPORT**

*This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.*

*Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.*

**ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS**

<b>Page Nos</b>	<b>Community</b>	<b>Planning Ref</b>	<b>Speaker Against</b>	<b>Speaker For</b>
17 – 40	WRR	P/2018/0666		√
53 – 67	WRO	P/2018/0668		√
77 – 81	WRO	P/2018/0670		√
83 - 99	WRR	P/2018/0671		√
101 – 109	WRR	P/2018/0672		√
111 – 131	WRA	P/2018/0673	√	√
133 – 154	BRO	P/2018/0674	√	√
191 - 208	ROS	P/2019/0246		√
209 – 212	GWE	P/2019/0254	√	
213 – 226	WRC	P/2019/0263		√

**Pages 17 – 40      WRR P/2018/0666**

**Glyndŵr University, Mold Road, Wrexham**

**SPEAKER – FOR:** Andrew Smith – Narvo Asset Management (Rep. Applicant)

***Applicant's Submission***

*The applicant had previously confirmed in an email dated 24<sup>th</sup> June 2019 that the existing access arrangements off Mold Road will now be retained, as opposed to the previously proposed 2 way access.*

**Consultations**

Welsh Water – Previous comments provided as part of the original consultation still apply.

## **Consultations**

Only the adjoining Community Council and adjoining Local Member were consulted as part of the application.

Rhosddu Community Council and the Local Member have been consulted and following the consultation expiry date, provided the Community Council do not raise new objections which are considered to be significant to the determination of the application, officers request delegated authority to approve the application.

## **Observations**

*Retention of the existing access arrangements are considered to be acceptable given this is already the existing situation.*

*A revised Masterplan and Landscape arrangement has been received to reflect the retention of the existing access arrangements.*

*To reflect this conditions in the main report require deletion and amendment.*

## **Recommendation**

Amend recommendation.

That the Chief Officer Planning & Regulatory be given delegated authority to GRANT planning permission subject to the conditions set out in the main report and subject to no objections being made from Rhosddu Community Council raising any matters not already addressed in the main report.

*Amend and delete conditions and re-number accordingly.*

*Delete conditions 21 and 22.*

*Amend condition 2 to read:*

*2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-*

### General

*1:1250 Site Location Plan Rev P2*

*1:1000 Proposed Plas Coch Masterplan Rev P2*

*1:1000 Proposed Demolition Plan Rev P2*

*1:1000 Landscape Masterplan (Dwg No: 3060-103E)*

*1:200 Proposed Street Elevations Rev P1*

*1:200 Mold Road/Crispin Lane Junction Improvements Rev B*

### Learning Gateway Building

*1:100 Proposed Front Elevation Rev A*

*1:100 Proposed Side Elevation East Rev A*

*1:100 Proposed Rear Elevation Rev A*

1:100 Proposed Side Elevation West Rev A  
1:200 Proposed Street Scene Elevations Rev A  
1:100 Proposed Ground Floor Plan Rev A  
1:100 Proposed First Floor Plan Rev A  
1:100 Proposed Roof Plan Rev A  
1:100 Proposed Long Section - 01 Rev A  
1:100 Proposed Short Section - 02 Rev A

Engineering Building

1:100 Proposed Ground Floor Plan Rev P1 (Dwg No. AL-00-001)  
1:100 Proposed First Floor Plan Rev P1 (Dwg No. AL-00-101)  
1:100 Proposed Roof Plan Rev P1  
1:100 Proposed Elevations (A + B) Rev P1  
1:100 Proposed Elevations (C + D) Rev P1  
1:100 Proposed Section Rev P1

Sports Hall

1:100 Proposed Elevations C + D Rev P1  
1:100 Proposed Elevation B Rev P1  
1:100 Proposed Ground, First and Roof Plans Rev P1  
1:100 Proposed Elevations A + B Rev P2

Amend condition 8 to read:

8. Notwithstanding the approved Landscape Plan (Dwg No: 3060-103E) and Landscape Strategy (Ref: 3060 503C), no part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.

**Pages 53 – 67      WRO P/2018/0668**

**Glyndŵr University, College of Art, 49-51 Regent Street, Wrexham**

**SPEAKER – FOR: Andrew Smith – Narvo Asset Management (Rep. Applicant)**

**Consultations**

Welsh Government – No direction issued.

Welsh Water – Previous comments provided as part of the original consultation still apply.

**Recommendation**

Remains unchanged.

**Pages 77 – 81      WRO P/2018/0670**

**Glyndŵr University, College of Art, 49-51 Regent Street, Wrexham**

**SPEAKER – FOR: Andrew Smith – Narvo Asset Management (Rep. Applicant)**

## **Representations**

### Local Member – Councillor Marc Jones

Has requested that the following be reported to the Planning Committee.

- An error means that the adjoining Member's comments have been included as the Local Member, which is unfortunate to say the least because we take different views on the plans;
- Glyndwr University has submitted plans to re-develop its campus, which will have a significant impact on the surrounding area. This specific proposal is to demolish the old student village adjacent to the Tennis Centre and build 410 new flats in a series of four-storey blocks;
- **Parking**  
The proposal does not provide one car parking space per flat, even though some are two-bedroom apartments. Given the evidence we have re car use and the lack of adequate public transport, it's highly likely that residents in this new development will park in adjoining areas of Rhosddu, Stansty and Brynyffynnon wards. This will increase the existing parking problems we have in Rhosddu, where many residents already have trouble parking outside their own homes;
- **Congestion**  
It's reasonable to assume that few inhabitants of these new flats will live within walking or cycling distance of their workplace. Many will work shifts or need a vehicle as part of their work. Despite repeated claims that Rhosddu is a sustainable place to live in terms of accessing public transport the reality is very different.

The proposed exit and entry to this new mini-village is the Plas Coch roundabout opposite the pub. This is already a highly congested area due to the retail park, school and commuters trying to access the A483. The problem is clear to anyone who lives on the road in the mornings and evenings with long tailbacks. The recent approvals for a hotel and drive-thru coffee shop on Plas Coch will make the existing situation marginally worse. However this proposal will mean hundreds of additional cars trying to access this road daily at various times of the day.

The application is opposed by the Council's own Highways Department on the grounds of congestion and inadequate parking. Local residents will tell you that the Plas Coch Road, the only means of entry and exit for these proposed flats, is already gridlocked at certain times of the day due to the university traffic, access to the retail park and school runs. For this reason alone they should be refused by planning committee.

*Welsh Water – consultation response received. No objection but recommends a detailed pre-commencement drainage design condition.*

## Observations

For clarity, the comments made by Councillor Phil Wynn (adjoining Local Member) have been made on a personal basis and not as a ward Member as has been stated in the main report.

The comments made above are largely addressed in the main report. However, the following observations are made.

### Office of National Statistics car ownership data

As part of ongoing planning policy monitoring in relation to the adopted Local Planning Guidance Note 16 – Parking Standards, the council have obtained census data from the Office of National Statistics (ONS). Based on this interpreted data, the table below shows the level of car ownership across all flats in Wrexham regardless of tenure.

No of bedrooms per flat	No car/van	1 car/van	2 cars/van	3+ cars/vans
1	73%	25%	2%	0%
2	55%	40%	4%	1%

Members are asked to note the high level of nil car ownership (73%) for one bed and 55% for two bed flats. A low proportion of one bed flat occupants have one car 25% with two bed occupants, as would be expected having a higher level. Across all flat sizes those that have 2 or more cars are extremely low, the levels bordering on negligible. These calculations, based on fact, cannot be ignored in considering parking demand for the proposed development. It shows that a significant proportion of flat owners do not own a vehicle and those that do are generally limited to the two bed flats. It therefore proves that the development now before Members, indicating an almost one for one space per flat is more than adequate. **Were the average car ownership figures applied to this development based on the bed space mix, it shows that the development would only require 138 car parking spaces as opposed to the 401 indicated.**

It would not be unreasonable to argue that the indicative layout plan is over providing for car parking based on the above figures. To demand additional parking provision or refuse this application on the basis of under provision of parking would be unreasonable and would effectively encourage car ownership. This would go against the fundamental principles laid out in Planning Policy Wales which aims to encourage sustainable transport choices and to reduce the reliance upon the private motor car especially in town centre locations.

The figures above also suggest that the level of traffic generated by the development will not be significant. It suggests that not every occupied flat have associated vehicle movements and therefore it cannot be assumed that the traffic movements at the Plas Coch entrance or the neighbouring roundabouts will be significantly harmed by additional traffic movements.

#### Comparisons of existing town centre developments parking provision

For the benefit of Members I have provided additional information in relation to the parking demand at the other similar developments currently existing in Wrexham town centre.

- Granny Midges – 35 spaces for a mix of one and two bed flats.
- Dusseks – 94 spaces for a mix of 80 units (55 two bed flats and 25 two bed dwellings).
- Rivulet Road – approx. 100 spaces for 98 one and two bed flats.
- Caxton Place – 50 spaces for a mix of 70 one and two bed flats.

#### Windfall

This proposal would result in a significant number of residential units on a ‘windfall’ site i.e. a development site which is not proposed for allocation in any plan but would come forward within a plan period. The emerging Local Development Plan makes provision for windfall developments across the plan period as part of the identified housing requirement. This proposal would make a significant contribution to this requirement and would be the sequential preferred location for development i.e. previously developed land.

#### Welsh Water

*A detailed pre-commencement drainage scheme by planning condition already forms part of the recommendation in the main report.*

#### **Recommendation**

Remains unchanged.

#### **Pages 101 – 109 WRR P/2018/0672**

#### **Land West of Crispin Lane, Wrexham**

*SPEAKER – FOR: Andrew Smith – Narvo Asset Management (Rep. Applicant)*

#### **Consultations**

Contaminated Land - Due to the potential for contamination issues as a result of the historical use of the site with a soil mound and former use as a garage it will be necessary to ensure that any future planning consent is conditioned so as to ensure that any potential contamination issues are adequately dealt with. Conditions are required.

## **Observations**

A condition relating to the required junction improvements at Crispin Lane and Mold Road, as referred to in the main report, has been left out in error.

## **Recommendation**

Add conditions.

9. Prior to the first occupation of the any part of the development hereby approved, carriageway alignment improvements shall be implemented at the junction of Crispin Lane and Mold Road in accordance with a scheme which has been submitted to and approved in writing by the local planning authority.

Reason: In the interests of highway safety and to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.

10. No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the Local Planning Authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation.

Reason: In the interests of the amenities of the future occupants of the buildings in to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.

11. Each part of the site subject to the remediation under the scheme(s) approved as part of condition 10 shall not be occupied until a Validation Report has been completed in respect of that part of the site and submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the future occupants of the buildings in to ensure compliance with policy GDP1 of the Wrexham Unitary Development Plan.

**Land North of Holt Road, Wrexham**

*SPEAKER – AGAINST: Trevor Coxon (Neighbour)*

*FOR: Andrew Smith – Narvo Asset Management (Rep. Applicant)*

**Representations**

WCBC Flood Officer –

- It would appear that there is significant variability in ground conditions across the site with the suitability of infiltration varying across the test locations.
- The proposed drainage strategy includes individual plot soakaways for each residential unit. The information and evidence contained within the report does not support this as being a viable and sustainable means of surface water management due to the reported ground conditions.
- When considering the proposed highway drainage solution, a soakaway feature is proposed to the western extent of the site, the capacity of which is below that normally expected as design is only proposed to accommodate the 1 in 30 yr. event. Surface waters should be managed up to the 1 in 100yr event with an inclusion for the impacts of climate change, with an appreciation of the impacts of events in exceedance of this level. Whilst localised pooling on highways and public open space is acceptable in some instances, this needs to be understood and shown to be within acceptable quantities.
- With no alternative means of disposal identified for surface waters generated by the proposed development, and the significant uncertainty that the proposed scheme is feasible based on the information submitted, it has not been demonstrated that surface waters generated by the proposed development can be sustainably managed. In the absence of any information to the contrary I would request the application be refused.

**Observations**

Whilst the Flood Officer has raised concerns that the applicant has not adequately demonstrated the suitability of the ground conditions to deal with surface water on site I am minded that Welsh Water have not recommended that surface water and land drainage should not enter their sewer network in any way. If, as a result of detailed investigations at detailed design stage, adequate on site surface water disposal cannot occur, I am satisfied that there will be an opportunity to design a drainage scheme which may allow surface water to drain from the site at an attenuated rate. This is consistent with Welsh Water's recommendation for a condition to approve a comprehensive drainage scheme for the site.

**Recommendation**

Remains unchanged.

**Land North of Gatewen Road, New Broughton, Wrexham**

**SPEAKER – AGAINST:** Mr Brian Cunningham (Rep. Residents Association)

**FOR:** Andrew Smith – Narvo Asset Management (Rep. Applicant)

***Applicant's submission***

*The applicant has provided a Road Safety Audit in response to the concerns raised by Highways in relation to the suitability of the access. This report is undertaken by independent road safety auditors.*

**Representations**

WCBC Flood Officer –

- It is highly likely that any future development of the site will require SAB approval. As such any proposed drainage scheme will be required to demonstrate compliance with the underpinning design principles and standards contained within the Welsh Ministers Statutory Standards;
- The proposed drainage strategy would not comply with the above mentioned standards, with the proposed drainage scheme comprising a traditional pipe scheme, discharging to an end of line attenuation/soakaway feature, with pumping required to ensure runoff from impermeable surfaces are able to reach the limited areas of the site that are suitable for disposal by means of infiltration. This approach would be contrary to multiple design principles, and is highly unlikely to demonstrate compliance with the statutory standards, as such is unlikely to obtain SAB approval;
- The revised FCA and Drainage strategy does provide evidence to suggest disposal of surface waters by infiltration is possible only in the SW portion of the site (with only 1 of the 5 test locations being successful). It does reference that there is a watercourse within 300m of the site but does not consider if a connection is feasible. To comply with the Welsh Ministers Standards a revised drainage strategy would be required that could have significant implications for any future site layout, particularly when considering the design standards that will need to be incorporated into any design. The proposed scheme makes provision for a 1 in 30yr rainfall event, when existing standards would seek a scheme that would manage the 1 in 100yr rainfall event (including an allowance for climate change), and appreciation of exceedance events in excess of this.
- Whilst it has not been demonstrated that a feasible scheme can be delivered for the site, localised ground conditions, in combination with the proximity to a nearby watercourse (should a connect be feasible) do give potential for a sustainable scheme to be developed, but this could have significant impacts on the design and layout of the site and would ideally be given full consideration at the earliest stage of the site design process.
- A comprehensive drainage scheme should be submitted by way of a condition which demonstrates compliance with Welsh Ministers Statutory SuDS Standards for Wales.

Two neighbour representations received raising the following points:

- The impact of UDP policy EC2 has not been drawn to the attention of Members;
- The Welsh Government Predictive Agricultural Land Classification map confirms that the site is Grade 2 - PPW advises that development should be permitted if it results in the irreversible loss of BMV land. The development of the land will result in this occurring;
- PPW advises that development should only occur on such land where there is an overriding need and previously developed land or lower graded land has proven unavailable;
- The application should have been reported to the WG Rural Affairs section – but hasn't;
- The council have a duty to consider schemes under the Future Generations and Well-being (Wales) Act 2015 and its principles;
- There is only 7% land in Wales that is BMV and there should be no erosion of this;
- If the above advice is taken into consideration and planning permission is refused then the LDP Inspector will not be able to hear any appeal and the site will need to be removed from the Deposit Plan. Housing does not trump BMV and there has been no evidence that the applicant has followed the selection sequence process in relation to other sites;
- Suggest officers go and visit the road and witness for yourself how busy the road is during the mornings after 8am-8:30 and again between 4pm and 5:30 - the extra traffic that will be a result of this planned proposal will significantly add to the volume of traffic, when the volume of traffic is already almost unmanageable;
- Allowing the planning would be an error and may I state that it would be an example of incompetence on the planning department and untimely WCBC, considering the added traffic to an already problematic area;
- May I suggest you go and see the traffic issues 8am-8:30 and again between 4pm and 5:30 on a weekday- the extra time that has been suggested seems to not truly reflect the volume currently found during busy times - let alone if planning is granted and what the extra traffic will do to the volume of traffic from the hospital and surrounding commercial and business outlets.

## **Observations**

The matter of Best and Most Versatile Agricultural land has been addressed in the main report.

I am satisfied that the Welsh Government Department of Rural Affairs need not have been consulted in this instance. The site is less than 20ha (4.91ha) and I am satisfied that the proposal will not result in a loss which is less than 20 hectares but is likely to lead to further losses amounting cumulatively to 20 hectares or more.

Members should also note that any refusal of this planning application would not result in the site being removed from consideration at the EiP for the emerging LDP. It would form a matter for discussion as part of the topic based hearing where the

merits of the allocation would be discussed in detail as part of the plan soundness test.

The application has been considered in line with the guiding principles of the Future and Wellbeing Generations (Wales) Act 2015.

*Road Safety Audit – the report raises points of detail which would be addressed via detailed design at the detailed design stage. The report does not reach the same conclusion as Highways and confirms that the recommended reasons for refusal relating to the suitability of the site access are unjustified and without any basis of evidence. The access arrangements are not found to be unsafe.*

### **Recommendation**

Remains unchanged.

**Pages 191 – 208`ROS P/2019/0246**

**Gamford House, Gamford Lane, Rossett, Wrexham**

**SPEAKER – FOR: David Horton – Appleton Deeley (Rep. Agent)**

**Pages 209 – 212 GWE P/2019/0254**

**18 Heulfan, Gwersyllt, Wrexham**

**SPEAKER – AGAINST: Stephanie Wood (Neighbour)**

**Pages 213 – 226 WRC P/2019/0263**

**Nant Silyn, Pont Wen, Caia Park, Wrexham**

**SPEAKER – FOR: Rachel Taylor – Jennings Design (Agent)**

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**ALL OTHER ITEMS WILL BE SHOWN IN THE ORDER OF THE ORIGINAL AGENDA**

**Pages 41 – 52 WRR P/2018/0667**

**Glyndŵr University, Mold Road, Wrexham**

### **Applicant's Submission**

*As the applicant has submitted confirmation that the existing access arrangements to Mold Road for the Learning Gateway campus redevelopments will be retained (P/2018/0666 refers) amended plans have been received which will need to be referenced in this associated listed building consent application.*

### **Observations**

*A revised masterplan and landscaping masterplan have been received. Whilst the retention of the existing access arrangements have no bearing on the listed building consent application, the revised masterplan and landscape masterplan will still need to be referred to in condition no.2, given that the both refer to the entire Plas Coch Campus.*

## **Consultations**

Only the adjoining Community Council and adjoining Local Member were consulted as part of the application.

Rhosddu Community Council and the Local Member have been consulted and following the consultation expiry date, provided the Community Council do not raise new objections which are considered to be significant to the determination of the application, officers request delegated authority to approve the application.

## **Recommendation**

Amend recommendation.

That the Chief Officer Planning & Regulatory be given delegated authority to GRANT listed building consent subject to the conditions set out in the main report and subject to no objections being made by Rhosddu Community Council raising any matters not already addressed in the main report.

*Amend conditions.*

*Amend condition 2 to read:*

*2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-*

### General

*1:1250 Site Location Plan Rev P2*

*1:1000 Proposed Plas Coch Masterplan Rev P2*

*1:1000 Proposed Demolition Plan Rev P2*

*1:1000 Landscape Masterplan (Dwg No: 3060-103E)*

*1:200 Proposed Street Elevations Rev P1*

*1:200 Mold Road/Crispin Lane Junction Improvements Rev B*

### Learning Gateway Building

*1:100 Proposed Front Elevation Rev A*

*1:100 Proposed Side Elevation East Rev A*

*1:100 Proposed Rear Elevation Rev A*

*1:100 Proposed Side Elevation West Rev A*

*1:200 Proposed Street Scene Elevations Rev A*

*1:100 Proposed Ground Floor Plan Rev A*

*1:100 Proposed First Floor Plan Rev A*

*1:100 Proposed Roof Plan Rev A*

*1:100 Proposed Long Section - 01 Rev A*

*1:100 Proposed Short Section - 02 Rev A*

### Engineering Building

- 1:100 Proposed Ground Floor Plan Rev P1 (Dwg No. AL-00-001)
- 1:100 Proposed First Floor Plan Rev P1 (Dwg No. AL-00-101)
- 1:100 Proposed Roof Plan Rev P1
- 1:100 Proposed Elevations (A + B) Rev P1
- 1:100 Proposed Elevations (C + D) Rev P1
- 1:100 Proposed Section Rev P1

### Sports Hall

- 1:100 Proposed Elevations C + D Rev P1
- 1:100 Proposed Elevation B Rev P1
- 1:100 Proposed Ground, First and Roof Plans Rev P1
- 1:100 Proposed Elevations A + B Rev P2

Amend condition 3 to read:

*3. Notwithstanding the approved Landscape Plan (Dwg No: 3060-103E) and Landscape Strategy (Ref: 3060 503C), no part of the development shall commence until full details of a hard and soft landscaping scheme together with a five year Maintenance Plan and timescale for implementation of works shall be submitted to and approved in writing by the Local Planning Authority.*

### **Pages 173 – 190 CHI P/2019/0141**

**Land on North side of Station Avenue, Chirk, Wrexham**

### **Consultations**

Education: *In addition to the capacity in Min y Ddol primary school, there is also capacity at Ysgol Y Waun primary school in Chirk.*

### **Recommendation**

Correction to Parts A and B to reflect the change in title from ‘Head of Environment and Planning’ to ‘Chief Officer Planning and Regulatory’.

### **RECOMMENDATION A**

That the Council enters into an obligation under Section 106 of the Town and Country Planning Act 1990 requiring:-

- Management Company for the future maintenance by the applicant of all communal areas including the driveways, parking areas, hard and soft landscaped areas and planted features.

The final form and amount shall be determined by the Chief Officer Planning and Regulatory.

## **RECOMMENDATION B**

That if the Obligation pursuant to Section 106 of the Town and Country Planning Act 1990, as detailed above, is not completed within six months of the date of the Committee resolution, the Chief Officer Planning and Regulatory is given delegated authority to **REFUSE** planning permission for the following reasons:-

- Lack of appropriate maintenance by the applicant of all communal areas including the parking areas, hard and soft landscaped areas and planted features.

That the Chief Officer Planning and Regulatory is given delegated authority to determine the final form and content of reasons for refusal.

**Pages 231 - 245 MIN P/2019/0355**  
**Land west of Eversley Court, Minera, Wrexham**

### **Consultations**

Community Council:

1. The Community Council would like assurances that a clear vehicular and works compound will be established for the duration of the works associated with the application, ensuring that no site vehicles use the existing access to the adjacent estate for access and ingress.
2. The Community Council understands that there is a culvert adjacent to the site of the proposed development, and would like assurances that the impact of the development on this culvert has been duly taken into consideration, and that proposed works will not interfere with its operational effectiveness.

Education:

Revised response from Education: Both Bwlchgwyn primary and Minera Aided primary schools have the capacity to cater for the pupils generated by the development and are closer to the application site than the two schools mentioned in the main agenda report (Bryn Tabor and Penygelli schools in Coedpoeth). No contributions to schools are therefore required.

### **Representations**

Councillor Kelly (Local Member) has queried why the report to committee states that the nearest primary schools to the site are in Coedpoeth (Bryn Tabor and Penygelli Schools), when in fact the nearest primary school is in Minera (Minera Aided Primary).

Councillor Wynn has enquired why the capacity at Minera Aided Primary school has not been mentioned in the consultation response from the Education Department when it is the closest primary school to the application site.

## **Observations**

### **Response to Community Council Comment**

1. A construction traffic management plan (CTMP) will be secured by condition for further approval by the highway authority prior to commencement of development.
2. The proposed drainage scheme and how the development impacts upon the existing arrangements will also be considered prior to commencement of development. WW, NRW and the Council's flood officer are all satisfied with this approach. (see main agenda report)

### **Response to Councillors' comments**

Education has revised its original consultation response to include Bwlchgwyn primary and Minera Aided primary schools. Both these schools can cater for the 2 pupils generated by the development, Minera Aided primary being the closest school to the application site.

### **Recommendation**

No Change

**Pages 247 – 255 RHO P/2019/0380**

**Site of former Hope View, Hand Lane, Ponciau, Wrexham, LL14 1ET**

### **Representations**

One additional response received – The development will impact upon the existing nearby dwellings.

### **Observations**

The concern expressed has been addressed in the main agenda report.

### **Recommendation**

No Change

