

**REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1<sup>st</sup> JULY 2019**

**APPLICATION NO:**  
P/2018 /0667

**LOCATION:**  
GLYNDWR UNIVERSITY MOLD  
ROAD WREXHAM  
LL11 2AW

**DATE RECEIVED:**  
10/08/2018

**COMMUNITY:**  
Rhosddu

**DESCRIPTION:**  
DEMOLITION OF STUDENT UNION,  
REFECTORY AND OTHER  
REDUNDANT BUILDINGS, AND  
REDEVELOPMENT OF ACADEMIC  
CAMPUS TO PROVIDE NEW  
LEARNING GATEWAY BUILDING,  
ENGINEERING BUILDING, NEW  
SPORTS HALL EXTENSION,  
REDEVELOPMENT OF MULTI-USE  
GAMES AREA, REFURBISHMENT  
OF SOCIAL LEARNING AND  
ACADEMIC TUITION SPACE,  
TOGETHER WITH NEW CAR  
PARKING, INFRASTRUCTURE,  
LANDSCAPING AND PUBLIC REALM  
WORKS.

**CASE OFFICER:**  
MR

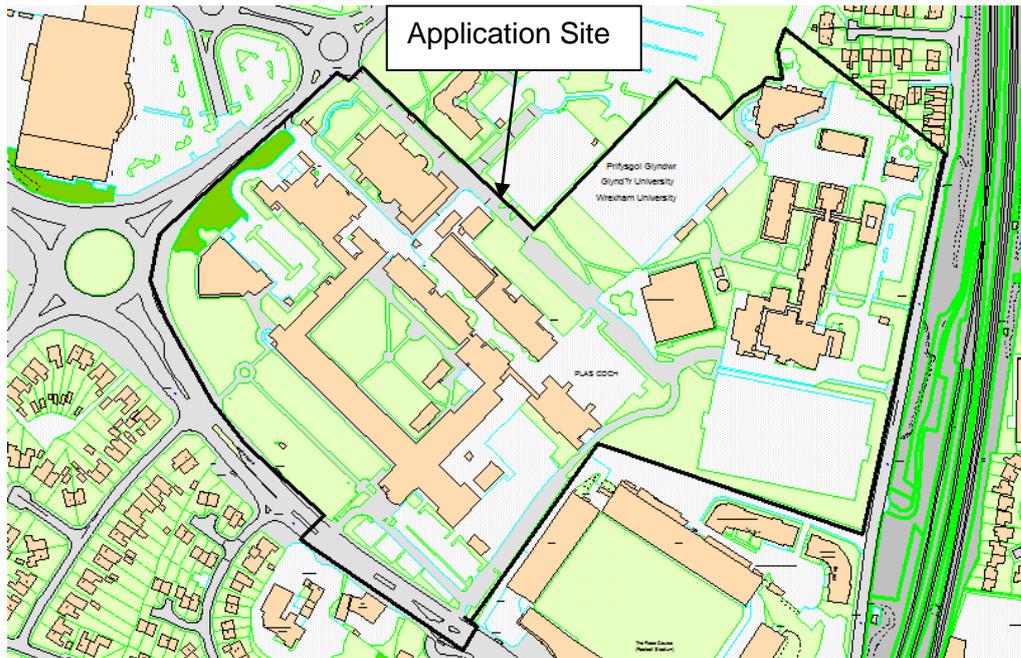
**WARD:**  
Grosvenor

**AGENT NAME:**  
NARVO ASSET  
MANAGEMENT  
MR ANDREW SMITH

**APPLICANT(S) NAME:**  
GLYNDWR UNIVERSITY

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**SITE**



## **PROPOSAL**

The proposal seeks listed building consent for the redevelopment of the academic campus, as part of the University's Campus 2025 Masterplan which seeks through investment and redevelopment of the University, to sustain a viable position within the higher education sector.

This application has been submitted as part of a suite of other applications which include:-

P/2018/0666 – Demolition of student union, refectory and other redundant buildings and redevelopment of academic campus to provide new learning gateway building, engineering building, new sports hall extension, redevelopment of Multi-Use Games Area, refurbishment of social learning and academic tuition space together with new car parking, infrastructure, landscaping and public realm works.

P/2018/0668 & P/2018/0669 – Refurbishment and improvement of Arts College, demolition of ancillary buildings and construction of new 107 bed student accommodation facility.

P/2018/0670 – Conservation Area Consent for demolition of ancillary outbuildings within the Art School.

P/2018/0671 – Demolition of redundant student halls and outline application for up to 410 apartments with access off B5101 together with car parking, landscaping and associated infrastructure on surplus land within the overall Plas Coch Academic Campus.

P/2018/0672 – Outline application for student accommodation facility of up to 197 bed spaces, parking and landscaping.

P/2018/0673 – Outline application for 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.

P/2018/0674 – Outline application for residential development, up to 112 dwellings together with vehicular/pedestrian access from Gatewen Road, open space, landscaping, sustainable drainage and other related infrastructure.

The residential developments proposed are intended would generate the income required to facilitate the Campus 2025 Masterplan development.

### **Proposal**

The proposal for this listed building consent application involves the following:-

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- demolition of the student union, refectory and other redundant buildings;
- construction of rear extension to the main Plas Coch Campus building to form the new Learning Gateway;
- demolition of existing engineering building and construction of new engineering building;
- construction of rear extension to the sports hall;
- redevelopment of Multi Use Games Area to form new car parking;
- refurbishment of the social, learning and academic tuition space;
- provision of new car parking, infrastructure, landscaping and public realm works.

It should be noted that the only parts of the proposal which require Listed Building Consent are the:-

- demolition of the student union and refectory;
- construction of rear extension to the main Plas Coch Campus building to form the new Learning Gateway;
- refurbishment of the social, learning and academic tuition space;

A full planning application under P/2018/0666 runs concurrent with this one.

### **Background**

The original proposal was for the construction of an extension to the front of the main Plas Coch Campus building to form the new Learning Gateway, as well as for the construction of an extension to the rear of the building, to form an inner gateway building.

Concerns were raised by the Council's Conservation Officer as well as other consultees regarding the visual impact of the Learning Gateway on the façade and frontage of the Grade II listed building.

Concerns were also raised regarding the justification put forward for the demolition of the student union, in order to facilitate the inner gateway building.

Following detailed discussions, the proposal for the Learning Gateway has subsequently been re-located and re-designed to overcome the concerns raised.

The change was subject to a re-consultation period of 14 days, held in June 2019, and relevant consultees were re-consulted accordingly.

### **RELEVANT HISTORY**

P/2012/0539 – Display of signs. Approved 03/09/2012.

P/2004/0546 – Replacement of ground floor glazing on front and side elevations and relocation of entrance doors. Approved 11/06/2004.

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P/2004/0852 – Listed Building Consent for installation of passenger lift.  
Approved 13/08/2004.

P/2000/0220 – Listed Building Consent to remodel ground floor of Block B and 2 rooms on first floor of Block C. Approved 08/05/2000.

**DEVELOPMENT PLAN**

Planning Policy Wales (PPW), Technical Advice Note (TAN) 24 – The Historic Environment

Wrexham UDP policy EC9 applies.

**CONSULTATIONS**

Adjoining Community Council: Received 13/09/2018.

Welcome the intention to retain all the listed buildings fronting Mold Road and given the only listed building proposed for demolition is the Student Union which is less visible than the main building, no objection is raised for this application.

Received 10/06/2019.

Object. The proposals are over-intensive. The traffic situation at the roundabout on Plas Coch Road is already at capacity at peak times and the additional traffic generated by the proposed development will have a detrimental impact on the current difficult situation. The proposed reduction in parking provision within the campus could also result in a negative impact on the surrounding residential areas with commuter parking.

Adjoining Local Member: Notified 10.08.2018 & 03.06.2019. Comments made on the basis of advice taken from the Legal Department to declare a personal and prejudicial interest to the application. The Adjoining Local Member states that his comments are made in a personal capacity rather than as County Councillor.

Received 13/06/2019.

I fully endorse Glyndwr University's intentions to modernise their campus, thereby maintaining for years to come it's appeal to students who predominantly come from the Wrexham/north east Wales region. The only concerns for Mold Rd residents which I believe demands consideration are outlined as follows. The recently revised

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planning application goes a long way to addressing my initial concerns over the loss of campus parking spaces, from 947 to 568 spaces, by way of providing 314 new spaces in place of the disused all-weather sports pitch. The loss of the all-weather pitch is not a major concern as it is my understanding that flood-lights are to be installed at the nearby Ysgol Clywedog all-weather pitch, in readiness for public hire for the forthcoming Autumn, thereby making good the loss of the Glyndwr facility. If car-parking spaces were to be reduced to 568 spaces, based on a questionable one day of vehicle movements, then local residents were concerned about staff/students visiting the campus using the Mold Rd side-streets as an over-spill car-park, which currently is not the case. This increased car-parking capacity does now demand a change to the submitted Travel Plan to acknowledge no staff/students will be denied vehicle access to the campus, just because they live within a certain radius of the campus. Can you please confirm this is to be amended? Whilst there is a proposed overall loss of 67 spaces, this I accept will be alleviated by the off-site relocation of Glyndwr Techniquet and better management of vehicles permitted to park on the campus. I trust due consideration has been given to the management of vehicles accessing the campus during term-time by visitors to the child-care centre and the Catrin Finch Centre, whilst ensuring the campus is not used as a rat-run by householders living on the proposed northern quarter residential development. With the proposed “centre of gravity” for the campus car-parking moving towards Crispin Lane, away from the Plas Coch roundabout entrance, I believe the proposed Crispin Lane/ Mold Rd junction improvement work is inadequate to cope with additional peak-time vehicle movements, which ought to be encouraged to depart the campus via Crispin Lane/Mold Rd, rather than via the Plas Coch roundabout. Local residents I have spoken with do not support the removal of the existing right-turn on to Mold Rd from Crispin Lane. As such I wish you to consider the benefit of retaining the aforementioned vehicle movement by way of widening a length of Crispin Lane to accommodate a left and right turn leg out of Crispin Lane and a leg for vehicles entering Crispin Lane. This way vehicles backing-up to turn right on to Mold Rd will

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not hinder vehicles turning left at the junction. I would appreciate the input of our Highway officers as to whether the traffic lights, which currently serve the Premier Inn, could be left on red for longer at the late afternoon peak-time period to allow a greater number of campus vehicles to gain access to the outward leg of Mold Rd from Crispin Lane. If this outcome was secured then I believe this will go a long way to alleviating the number of vehicles that would otherwise leave the campus via the Plas Coch campus entrance, at a time when vehicles are likely to be entering the campus due to the proposed northern quarters private housing development. On a separate issue a pupil of Ysgol Plas Coch, whose family live on Windsor Drive, has high-lighted to me the struggle she and her Mum has crossing the Grange store leg of the B5101 at the B&Q roundabout, due to the lack of a traffic-light controlled pedestrian crossing. As such if the planning application is based on sustainable travel movement then I would request thought is given to the provision of a pedestrian crossing at this location, based on the additional vehicle movements this and planning application P/2018/0671 will generate along this stretch of the B5101.

Royal Commission on the Ancient and Historical Monuments of Wales:  
Received 05/09/2018.

The justification put forward for the demolition of the Student Union appears to be economic rather than relating to the repair and re-use of the listed building. If consent is granted, a condition to secure a record of the buildings as existing is considered appropriate.

20<sup>th</sup> Century Society:

Received 12/09/2018.

Object to the application. The Learning Gateway would be harmful to the special character of the Grade II listed building, will be detrimental to wide-ranging views of the building's entrance and will negatively impact the setting to the listed building. Proposed pavilion gateway disregards the building's special architectural interest. The loss of the gymnasium would cause harm to the significance of the listed building and fails to justify why demolition is required as a last resort. The design of the inner gateway is unsympathetic to the existing College building and the application has failed to justify the necessity of this harmful addition. Object to the demolition of the

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Engineering Building and the proposed use of uPVC windows.

- Wrexham CPAT: Received 29/08/2018.  
If demolition is permitted, the Student Union will need to be recorded by a Survey to an appropriate standard prior to demolition.
- Wrexham Civic Society: Received 07/09/2018.  
The extension to the front of the building was not considered to be a sensitive change, would degrade the structure and would not enhance this gateway into town. The scale, massing, materials, height and siting are at odds with the architecture of the existing building. In relation to the demolition of the former gymnasium/Students Union, queries raised in regards to the justification for demolition and this being the only alternative.
- Wrexham Conservation: Received 22/10/2018.  
Concerns raised relating to the learning gateway and its concealment of views through to the primary features of the frontage as well as the bisection of the tower in what was considered to be a negative manner.  
Justification put forward for demolition of Student Union was considered to be weak. The existing Engineering Building is considered to have fine architectural qualities and it may be necessary to establish whether this building is worthy of listing, prior to agreeing any demolition works. It is not clear how the proposed Engineering Building would relate to the existing campus by virtue of its design concept.  
Additional information required on the refurbishment works and alterations to the front boundary wall.
- Received 18/06/2019.  
The proposed solution will still result in the demolition of parts of the listed building including the students union and the refectory.  
A revised Heritage Impact Assessment has been undertaken in support of the latest proposals. The Heritage Impact Statement concludes that the direct loss of fabric from the grade II listed building, as described above, will result in the loss of some of its significance and will therefore cause a degree of harm which must be justified. Some degree of justification is provided in terms of

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condition, which is considered to have been diminished to a small extent through later alterations and lack of maintenance, however, in the main, justification is provided through a need to deliver a comprehensive masterplan generating necessary funding for physical improvements and new facilities for the campus.

The loss of any part of a listed building is regrettable but the justification for this loss, articulated through the revised Heritage Impact Statement, is now considered to be acceptable based upon the longer term benefits on offer to the most significant parts of this listed building.

Site Notice: Expired 21.09.2018.

Press Notice: Expired 22.09.2018.

Neighbours: No representations received.

**SPECIAL CONSIDERATIONS:**

**Impact on the special architectural or historic interest of the listed buildings:**

The primary building at the Plas Coch campus is the Grade II listed and former Denbighshire Technical College building.

The alterations originally proposed included a Learning Gateway building to the front façade; the demolition of the Students Union Building and the creation of a new inner gateway in its place; the demolition of the engineering block and its replacement with a new engineering building; and other refurbishment works.

Following consideration of these proposals and consultation with statutory and non-statutory bodies, it was considered that the Learning Gateway building would disrupt and conceal key aspects of the principal façade, most notably the existing entranceway and tower. This was considered would harm the most significant aspects of the listed building.

In order to preserve the Mold Road elevation and primary architectural features of the building, alternative solutions have been considered, culminating in a proposal for a new build gateway building to the rear elevation. The proposed solution would still result in the demolition of parts of the listed building including the student union and the refectory.

**Demolition of student union, refectory, existing engineering building and other redundant buildings**

The student union and refectory are Grade II listed. They have been identified for demolition in order to facilitate the construction of the new learning gateway.

UDP Policy EC9 states that alterations or redevelopment to listed buildings must respect their setting and character. Demolition will not normally be allowed.

PPW states in paragraph 6.1.12 that *'demolition should be considered as exceptional and require the strongest justification'*.

The revised proposal has included submission of an updated Heritage Impact Assessment (HIA) which sets out the justification for the demolition of the Grade II listed buildings.

The Conservation Officer advises that whilst some degree of justification is provided in terms of the condition of the building, which is considered to have been diminished to a small extent through later alterations and lack of maintenance, in the main, justification is provided through a need to deliver a comprehensive masterplan generating necessary funding for physical improvements and new facilities for the campus.

The HIA concludes that *'the parts of the listed building proposed for demolition are of less significance than most other parts of the listed building, and thus comprise a limited aspect of its overall evidential and aesthetic value. The primary loss would be in relation to the historic plan form of the building and its current completeness....However...the ongoing future function of these parts is compromised and made unsustainable, as they do not meet the needs of the modern University and its future aspirations, the inability to effectively provide their functions within the modern university potentially compromises the future sustainability of the whole listed building.'*

The HIA states that through the loss of two parts of the listed building, which contain a minimal part of its significance, greater benefits can be delivered in securing the long-term preservation and refurbishment of the parts of the building which possess the greatest amount of significance.

Furthermore, the loss of any significance would also be offset through the addition of the new Learning Gateway building and associated landscaping works which is considered would enhance the setting of some of the most significant parts of the listed building through the removal of car parking and 1960's blocks, opening up views of the Quad to enable a better appreciation of key elevations of the main ranges and views of the clock tower, as well as creating a better relationship between the listed building and the library.

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The justification for the loss of part of the listed building is considered to be acceptable, on the basis of the longer term benefits on offer to the most significant parts of the listed building in question.

### **Construction of rear extension to form learning gateway**

On the basis of its siting to the rear of the University building and set-back off Mold Road, the proposed new Learning Gateway is not considered to

adversely impact on the special architectural or historic interest of the listed building.

The extension is considered to be a contemporary addition to the main building, achieving a clear and distinct differentiation to the existing campus building, avoiding pastiche, whilst respecting the character and appearance of the existing building and surrounding campus.

A condition to secure submission of all facing and roofing materials would be attached to any planning permission to ensure these are acceptable.

### **Refurbishment of the social, learning and academic tuition space**

The refurbishment works would be secured by condition.

### **Conclusion:**

On the basis of the above, the buildings identified for demolition, as well as the redevelopment works are considered to be acceptable from a planning policy perspective and would comply with UDP Policy EC9 as well as national planning policy.

**RECOMMENDATION:** That LISTED BUILDING CONSENT be GRANTED

### **CONDITION(S)**

1. The works hereby granted consent shall be commenced before the expiry of five years from the date of this consent.
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: 3060-103D)

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

3. Notwithstanding the approved Landscape Plan (Dwg No: 3060-103D) and Landscape Strategy (Ref: 3060 503B), 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.

4. The landscaping scheme submitted and approved in connection with condition no. 3 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

5. The buildings identified for demolition on the approved 1:1000 Proposed Demolition Plan Rev P2, shall not be demolished until a copy of a contract for the carrying out of the works of redevelopment of the site has been submitted to and approved in writing by the Local Planning Authority.

6. No works shall commence until an appropriate photographic survey, equivalent to an English Heritage Level 1 study, of the existing building/s has been carried out in accordance with details to be submitted to, and approved by, the Local Planning Authority. The resulting digital photographs should be forwarded on a CD to the Local Planning Authority and the Development Control Archaeologist, Clwyd-Powys Archaeological Trust, 41 Broad Street, Welshpool, Powys, SY21 7RR. Email: markwalters@cpat.otg.uk Tel: 01938 553670. After approval by the Local Planning Authority, a copy of the photographs should also be sent to the Historic Environment Record Officer, Clwyd Powys Archaeological Trust for inclusion in the regional Historic Environment Record.

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7. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.
8. Prior to installation, details of all door and window furniture shall be submitted to and approved in writing by the Local Planning Authority. The works shall only be carried out in strict accordance with such details as are approved.
9. Notwithstanding the approved plans, a plan of refurbishment works for the listed building shall be submitted to and approved in writing by the Local Planning Authority, within 12 months of the date of this permission. The submitted plan shall include a timescale for implementation of these works. The development shall be carried out in accordance with the approved details.

**REASON(S)**

1. To comply with Section 18 of the Planning (Listed Building and Conservation Areas) Act 1990.
  2. To define the scope of the planning permission.
  3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
  4. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
  5. To ensure that redevelopment of the site takes place immediately following demolition of the existing building, thereby ensuring that an unattractive gap does not exist in the street scene to the detriment of the character and appearance of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
  6. To provide for a record of a building or buildings of local architectural or historic interest in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
  7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.
  8. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
  9. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
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