

REPORT OF THE CHIEF OFFICER PLANNING AND REGULATORY – Date 1st JULY 2019

APPLICATION NO:
P/2018 /0668

LOCATION:
GLYNDWR UNIVERSITY COLLEGE
OF ART 49 TO 51 REGENT STREET
WREXHAM
LL11 1PF

DATE RECEIVED:
10/08/2018

COMMUNITY:
Offa

CASE OFFICER:
MR

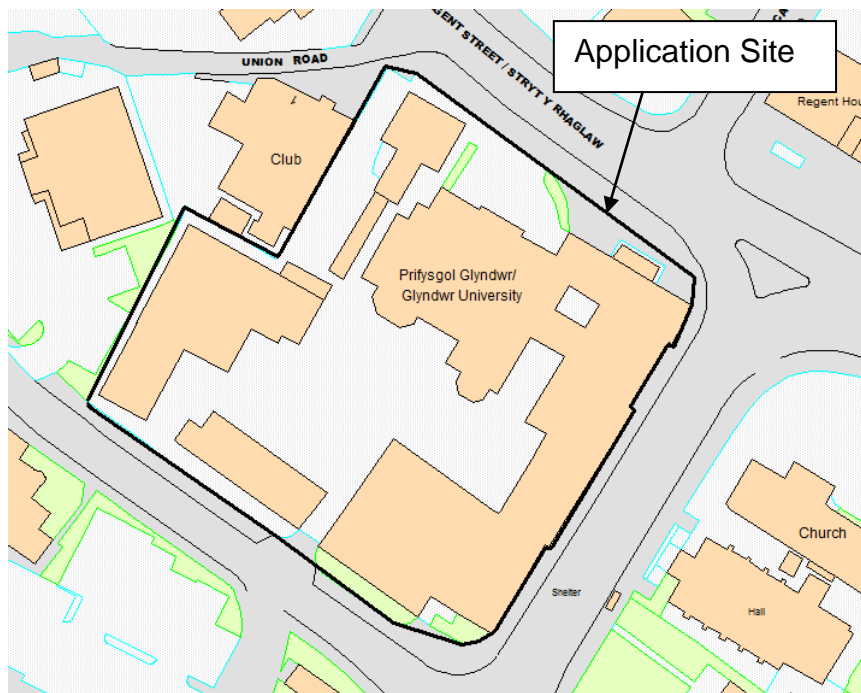
WARD:
Brynyffynnon

DESCRIPTION:
REFURBISHMENT AND
IMPROVEMENT OF ARTS COLLEGE,
DEMOLITION OF ANCILLARY
BUILDINGS AND CONSTRUCTION
OF NEW 107 BED STUDENT
ACCOMMODATION FACILITY

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

SITE



PROPOSAL

The proposal seeks full planning permission for the redevelopment of the Arts College, 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.

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

P/2018/0666 & P/2018/0667 - 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/2018/0669 – Listed Building Consent for 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 application involves the following:-

- construction of a 107 no. bed student accommodation facility
- refurbishment of the Arts College
- demolition of ancillary outbuildings

The Arts College (No's 49 and 51 Regent Street) is Grade II listed. A Listed Building Consent application under P/2018/0669 runs concurrent with this application.

RELEVANT HISTORY

P/2005/0433 – Demolition of mobile and block workshops and construction of new single storey building to accommodate workshops for students.
Approved 04/07/2005.

DEVELOPMENT PLAN

Planning Policy Wales (PPW)

Within Wrexham Town Centre Settlement Limit and Grosvenor Conservation Area. UDP policies GDP1, EC7, EC9, H2, T8 apply.

CONSULTATIONS

- Community Council: Received 13/09/2018.
The new building will compromise the old Listed Buildings in terms of its height. It should be reduced in height by 1 preferably 2 floors. The huge reduction in the provision for car parking is unacceptable and will undoubtedly impact negatively on local residents resulting in more congestion in residential side streets nearby. In addition more disabled parking provision is needed.
- There are serious highways concerns regarding the proposal for the lay-by. The lay-by is proposed for a busy section of carriageway where vehicles are interchanging lanes. It is located in the wrong location and should be removed with waste lorries collecting on site via an archway into the site.
- Received 10/06/2019.
The relocation of the lay-by is too dangerous. The student accommodation at Crispin Lane would increase traffic around Central Road, resulting in danger to highway safety. The student accommodation is not in keeping with the listed Arts College and will detract from the Conservation Area. Loss of parking provision is not acceptable.
- Local Member: Notified 10.08.2018. Comments made on the basis of advice taken from the Legal Department to declare a personal and prejudicial interest to the application. The Local Member states that his comments are made in a personal capacity rather than as County Councillor.

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Received 17/06/2019.

I welcome the planning application for 107 student flats at the Glyndwr University Art College as this will lift a set of buildings attached to the listed building which are tired in their appearance, as well as increasing the appeal of the arts educational offer in Wrexham for future students. The purpose built student accommodation will also reduce the need for town-centre terraced properties to be converted for use as student HMOs, which inevitably changes the fabric of streets which were originally designed for occupancy by families.

Whilst recognising the Art College is a sustainable site, concerns that the occupants of the proposed flats could end up using nearby side-streets along Mold Rd and Bradley Rd for the parking up of their vehicles is an issue that needs to be addressed.

As such the applicant's recent confirmation that students found to be parking vehicles on side-streets within a one mile radius would have their tenancy at the student accommodation terminated is to be welcomed, along with the commitment that the University will provide all Art students with the opportunity to park their vehicles on the main Mold Rd campus; This goes a long way to addressing this concern, as the existing use of the Art College car-park demonstrates a clear need for such a solution, especially with the arrival of the 107 flats. Whilst the look of the student block of flats is dominant this has to be recognised as a pragmatic use of limited land availability within the town-centre. Higher density developments if practiced more widely could go some way to containing future urban sprawl which swallows up much needed farming land which is adjacent to the town's settlement limit

Whilst recognising the attempt to address the previous concerns raised about the location of the service vehicle lay-by located on Central Rd this is a matter I will defer to the expertise of our Highway officers.

Welsh Government: Received 03/10/2018.
No direction issued.

Welsh Water: Received 03/09/2018.
Conditions recommended to secure submission of drainage scheme for foul, surface and land water

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- and that no surface/land water is allowed to connect with the public sewerage network.
- Wrexham Civic Society: Received 07/09/2018.
Recognise the need for improved access, as long as the frontage is kept decluttered and restrained. Improvements to the area behind the listed building are welcomed. The design of the proposed new buildings are commonplace. Limited information provided in regards to materials and finishes.
- Wrexham Flood: Received 11/09/2018.
No objection subject to a pre-commencement condition to secure a drainage scheme.
- NRW: Received 11/09/2018.
No objection.
- Wrexham Ecology: Received 03/10/2018.
No objection subject to a condition to limit when demolition work should occur.
- Wrexham Trees: Received 12/12/2018.
No objection subject to conditions to secure submission of an Arboricultural Method Statement and detailed planting and landscaping scheme.
- Wrexham Conservation: Received 30/10/2019.
No objection raised to the structures proposed for demolition. No objection in principle for the construction of the student accommodation facility which would help to strengthen and re-define the frontage along Central Road. The 5 storey height appears would be visible above the roofline of the phase 4 range. Concerns originally raised in regards to the impact of this on the townscape, character and appearance of the Conservation Area and listed building. Further information required in regards to structural changes in the courtyard area and how the entrance ramp on the frontage would be constructed.
- Received 18/06/2019
In response to the concerns raised relating to height of the proposed student accommodation, visual representations have been submitted by the agent to demonstrate that due to the topography of the site, the extension would not have a dominating effect on the listed buildings when seen in context from key views into the site. Proposals

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to construct an entrance ramp on the main façade have now been omitted in favour of a proposal to utilise the existing access located at the front return of the building, which is considered to be acceptable. The updated HIA has addressed the above point, as well as the structural changes in the courtyard area and alterations to the building interior.

- Public Protection: Received 24/08/2018.
No objection subject to conditions to secure a dust management scheme and protection of amenity from nuisance.
- POS: Received 25/03/2019.
POS Officer advises that a contribution would be required towards infrastructure improvements to Bellevue Park.
- Highway Authority: Original response received 10/12/2018.
Visibility at the 2 no. access points off Regent Street are adequate. The location of the loading bay was considered too close to the bend where Bradley Road meets Central Road. The proposal would result in the removal of 25 no. parking spaces. Specific floor areas for the proposed uses associated with this proposal should be provided to assess the overall parking requirements for this site, as well as further parking surveys and Car Parking Management Plan. Further details required in terms of frequency of any deliveries to the site.
- The agent has submitted additional information to address the above concerns, additional comments from the Highway Authority are provided below.
- Received 14/06/2019.
The revised location of the loading bay is acceptable, provided visibility can be maintained in the easterly direction from the Pizza Hut access.
- Although there is limited car parking on site, a car park management strategy should allow the development to be managed effectively, without causing any parking issues in the vicinity. This would be reinforced by the sites sustainable location.

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Conditions recommended to secure car park management and servicing strategy, Construction Traffic Management Plan.

Site Notice: Expired 21.09.2018.

Press Notice: Expired 22.09.2018.

Neighbours: No representations received.

SPECIAL CONSIDERATIONS:

Principle: UDP Policy H2 supports residential development on unannotated land within settlement limits subject to compliance with UDP Policy GDP1.

Whilst the Wrexham UDP does not have a specific policy for student accommodation, the same principles are considered would apply as that of a residential development for market/affordable housing.

The site is located in a highly sustainable town centre location with public transport links (bus and train station) within walking distance.

The proposal makes efficient use of developed land within the town centre, providing residential accommodation which could be capable of adaptability for future uses should the student accommodation market change in the future, aligning with the Well-being of Future Generations Act 2015 and the general principles of sustainable development as set out in Planning Policy Wales (PPW).

The proposed workshop, learning spaces, common room and gym would enhance existing facilities currently offered by the University, whilst the refurbishment of the Arts College and associated demolition works are considered would improve and update the current situation and built form on the site.

On the basis of the above, the principle of development for the scheme overall is acceptable.

Design and Layout: The new accommodation would be sandwiched between the existing print making and screen printing building to the east and wood, glass and jewellery workshops to the west, essentially comprising an extension to the existing buildings.

The extension provides an opportunity to strengthen and re-define the street scene along Central Road and is considered would assist in integrating the Grade II listed Border Brewery offices back into the townscape.

Concerns were originally raised by officers regarding the proposed 5 storey height of the extension and its relationship to the existing townscape and Grade II listed buildings (No's 49 and 51 Regent Street).

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In response to these concerns, visual representations have been submitted by the agent to demonstrate that due to the topography of the site, the extension is not considered would have a dominating effect upon the listed buildings when seen in context from key views into the site. The Conservation Officer has not objected to this in her further response.

The internal layout of the proposed extension has been considered having regard to the surrounding context with the resultant design and layout of the proposal contributing positively to the locality.

Uses typically accommodating a larger number of people and generating foot fall throughout the day (i.e work shop, reception, gym, common room) would be located to front onto Central Road whilst the more private residential accommodation would be set to the rear and upper floors of the extension.

An expanse of glazing serving the facilities at ground floor level would contribute towards achieving an active frontage along Central Road and help to secure natural surveillance, avoiding a mass of blank and uninspiring frontage. This is considered to be an improvement to the current situation which comprises access points and dated buildings.

Concerns were initially raised by the Conservation Officer regarding the original proposed entrance ramp on the main façade, which would have resulted in the loss of the entrance steps.

The key architectural features in the classical design of this building are its symmetrical façade and the Doric portico. The portico being a complete architectural composition made up of essential elements.

The complete loss of the steps through their total removal or concealment, in addition to the unbalancing impact of the landscaping works upon its symmetry were considered to be harmful to the most significant elements of the building. An alternative proposal has been submitted utilising an existing access to the front return, which is considered to be acceptable and has overcome the concerns raised by the Conservation Officer.

Samples of materials and finishes would be conditioned for further approval.

The proposal is considered to be acceptable by virtue of its design and layout proposed and would not adversely impact on visual amenities of the area or the character and appearance of the Conservation Area complying with UDP Policy GDP1, EC7 and EC8.

Residential Amenity: Public Protection raises no objection subject to conditions to secure submission of a Dust Management Scheme and construction hours.

These conditions are not considered necessary given the issues can be covered under separate Public Protection legislation and furthermore, there are no residential properties within close proximity to the site which are considered would be adversely impacted upon by dust.

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No amenity space would be provided which is not uncommon for student accommodation. A condition would be attached to any grant of planning permission to limit the use of the accommodation for students only, which would safeguard against any potential future unrestricted use as market accommodation.

There are no existing residential properties nearby which would be adversely affected by the proposal in terms of overlooking, overshadowing or overbearing impacts.

The proposal is not considered would give rise to any undue impacts on residential amenities of neighbouring properties and would comply with UDP Policy GDP1.

Highway Safety: Visibility at the 2 no. access points off Regent Street are adequate.

The revised location of the loading bay is considered to be acceptable.

Highway Authority have requested a plan to demonstrate that visibility to the east from the Pizza Hut access is achievable when a vehicle is parked in the layby.

However the length of time vehicles would be parked in the layby is considered would be short and its use throughout the day infrequent. For the majority of the day, vehicles exiting the Pizza Hut access would have a clear sight line to the east and even when a vehicle is parked there, this section of road is generally considered to be a relatively slow section given the number of commercial uses and accesses either side of the road would naturally reduce vehicular speeds, which essentially self-regulates this section of the highway.

Whilst there is limited on-site parking, submission of a car park management strategy is considered would allow the development to be managed effectively.

Planning Policy Wales (PPW) 10 states that the sustainable transport hierarchy must be a key principle when considering and determining planning applications. The hierarchy prioritises walking, cycling and public transport ahead of the private motor vehicle and should be used to support the delivery of schemes located and supported by infrastructure which prioritises access and movement by active and sustainable transport.

The site is sustainably located within Wrexham town centre. The bus and train station are within walking distance of the site, which is considered would help to support means of travel to the site other than by car, assisting in meeting the aims of the sustainable transport hierarchy.

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On this basis, it is reasonable to assume that a considerable number of students use public transport given the sites close proximity to those facilities, which would limit the amount of parking provision required in connection with the proposed use and as a whole.

Furthermore, some parking spaces would be provided for students on the main Plas Coch Campus, further details can be secured by a Car Park Management Plan condition.

Highway Authority have not raised an objection to the proposal.

The proposal would comply with the principles of the sustainable transport hierarchy as encouraged by PPW and provided conditions are secured for the submission of a Car Park Management Plan, implementation of the layby and highway improvements as well as submission of a construction traffic management plan the proposal is considered to be acceptable.

Ecology: NRW and the Wrexham Ecology Officer raise no objection subject to a condition to limit timeframe for demolition of outbuildings.

Trees: Tree Officer raises no objection subject to conditions to secure a landscaping scheme, tree protection and details of planting pits.

Flood: Welsh Water comment that the sewers within the vicinity of the site are foul only and not combined as is set out within the FCA and Drainage Strategy.

Welsh Water would not permit surface water run-off into a foul sewer, therefore further consideration needs to be given to this element of the scheme, which is considered can be covered by a pre-commencement condition.

Flood Officer raises no objection subject to a condition to secure submission of a drainage scheme.

POS: UDP Policy CLF5 refers to Public Open Space (POS) requirements relating to new housing development. The proposal is for new student accommodation, which does not fall under the C3 use class. Any POS requirement or contribution would not therefore apply in this instance.

The condition to limit the use of the accommodation to students only would also ensure that should a further application be submitted in the future to change the use of the accommodation to C3, the relevant POS contributions, as well as any other relevant contributions could be secured at this stage.

Conclusion: The proposal is considered to be acceptable in principle and would raise no adverse impacts to the character and appearance of the conservation area. Other associated matters are also considered to be acceptable and conditions would be implemented on any grant of decision notice where necessary.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) referenced:-

1:1250 Site Location Plan Rev P1
1:200 Site Plan - Demolitions Rev PL1
1:200 Proposed Site Plan Rev PL2
1:100 Proposed Site Sections Rev PL1
1:200 Landscape Layout Rev F
1:250 Proposed Loading Area Rev C
1:100 Arts School Main Entrance Refurb Rev PL2
Regent Street Art School Massing Views dated 02.05.2019

1:100 Lower Ground Floor Plan Rev PL2
1:100 Ground Floor Plan Rev PL1
1:100 First Floor Plan Rev PL1
1:100 Second Floor Plan Rev PL1
1:100 Third Floor Plan Rev PL1
1:100 Elevations Sheet 1 of 2 Rev PL2
1:100 Elevations Sheet 2 of 2 Rev PL2
1:100 Street View Elevations Rev PL2

3. The residential accommodation hereby approved shall be used by students only and shall not be used for any other purpose including any other use within Classes C1, C2 and C3 of the Town and Country Planning (Use Classes) Order 1987 (or in any provision equivalent to that class in any statutory instrument revoking and re-enacting that Order with or without amendment).
4. No part of the development shall commence until a scheme for the comprehensive and integrated drainage of the site indicating how foul water, surface water and land drainage will be dealt with has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be implemented in accordance with a timescale to be agreed as part of the submitted details and maintained thereafter.
5. There shall be no demolition within the bird nesting season (March - August inclusive), without a Bat and Bird Survey first being carried out by a qualified ecologist, the results of which shall be submitted to and approved in writing by the Local Planning Authority.
6. No part of the development shall commence until a detailed Arboricultural Method Statement has been submitted to and approved in writing by the Local Planning Authority. No development or other operations shall take place except in strict accordance with the Method Statement as is approved. The Method Statement shall include the following:

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- a) A specification for tree protection fencing and ground protection measures that comply with British Standard 5837:2012;
 - b) A Tree Protection Plan showing the location of the trees to be removed and retained with their crown spreads, Root Protection Areas, Construction Exclusion Zones, and location of protective fencing and ground protection measures accurately plotted;
 - c) A full specification for any access, driveway, path, underground services or wall foundations within retained tree Root Protection Areas or Construction Exclusion Zone, including any related sections and method for avoiding damage to retained trees;
 - d) Details of general arboricultural matters including proposed practices with regards to cement mixing, material storage and fires;
 - e) Details of the frequency of supervisory visits and procedures for notifying the findings of such visits to the Local Planning Authority;
 - f) Method for protecting retained trees during demolition works;
 - g) Details of all proposed tree works, including felling and pruning.
7. Prior to their use on the development, and notwithstanding the approved plans and details, full details, locations, product and installation specifications for the installation of all-purpose built tree pits and associated above ground features, as well as installation of below ground, load-bearing tree pits or root trenches, root barriers and irrigation systems, shall be submitted to and approved in writing by the Local Planning Authority.
8. 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.
9. Prior to their use on the development, full details of the construction of the access ramp and handrail 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.
10. Prior to their use on the development, the method of fixing the internal screen and fixed seating, as shown on approved drawing 1:100 Arts School Main Entrance Refurb Rev PL2, 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.
11. No works to the render or plaster finishes shall take place until a specification, which includes full details of the mix, finish and extent of new or replacement works, has been submitted to and approved in writing by the Local Planning Authority. Work shall only be carried out in strict accordance with the details as are approved.
12. Prior to their installation on the building, drawings to the scale 1:5 and 1:20 fully detailing all new or replacement joinery shall be submitted to and approved in writing by the Local Planning Authority. The details shall fully describe the proposed materials and decorative/protective finishes. The works shall only be carried out in strict accordance with such details as are approved.
13. No new pipework, extracts, meter boxes, flues, vents or ductwork shall be fixed to or formed through the external walls or roofs of the building until their exact position, type, number and finish has been submitted to and

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approved in writing by the Local Planning Authority. Works shall only be carried out in strict accordance with such details as approved.

14. Prior to their use on the development, full details of any new floor finishes within the listed buildings 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.

15. Notwithstanding the approved Landscape Plan (Dwg No: 3060-104D) and Landscape Design Statement (Ref: 3060 504B), 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.

16. The landscaping scheme submitted and approved in connection with condition no. 15 shall be fully implemented in all respects within the agreed timescale and in strict accordance with the approved scheme.

17. Prior to commencement of development, a Car Park Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The Car Park Management Plan shall demonstrate a long term management strategy for vehicular parking at the campus and university wide. The development shall be carried out in accordance with the approved details

18. The lay-by, highway improvements and provision of a 2m wide footway as shown on approved plan 1:250 Proposed Loading Area Rev C, shall be carried out and fully implemented prior to first use of the development hereby approved.

19. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

REASON(S)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission.
3. To ensure any other use of the development hereby approved is assessed in accordance with applicable policy and guidance.
4. To ensure that effective drainage facilities are provided for the proposed development, and that no adverse impact occurs to the environment or the existing public sewerage system in accordance with Policies GDP1 and EC13 of the Wrexham Unitary Development Plan.
5. To protect named bats which would otherwise be lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
6. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s) in accordance with Policies GDP1, PS2 and EC4 of the Wrexham Unitary Development Plan.
7. In the interest of facilitating sustainable and long term landscaping within the site.

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8. 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.
9. 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.
10. To ensure that irreversible harm is not caused to the architectural features within this space.
11. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
12. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
13. To ensure the development is carried out in a manner that reflects the existing character and appearance of the Listed Building in accordance with Policies GDP1 and EC9 of the Wrexham Unitary Development Plan.
14. To ensure the works reflect the character and appearance of the building in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.
15. 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.
16. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
17. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety in accordance with Policies GDP1 and T8 of the Wrexham Unitary Development Plan
18. In the interests of highway safety.
19. In the interests of highway safety and in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

NOTE(S) TO APPLICANT

Warning: An European protected species (EPS) Licence is required for this development.

This planning permission does not provide consent to undertake works that require an EPS licence.

It is an offence to deliberately capture, kill or disturb EPS or to recklessly damage or destroy their breeding sites or resting places. If found guilty of any offences, you could be sent to prison for up to 6 months and/or receive an unlimited fine.

To undertake the works within the law, you can obtain further information on the need for a licence from Natural Resources Wales on 0300 065 3000 or at <https://naturalresources.wales/>

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The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution. For further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.

The Applicant is advised that under the Environmental Protection Act 1990, dust from construction and/or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Housing and Public Protection Department on 01978 315300 for further advice and information.
