

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

APPLICATION NO:
P/2018 /0670

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

DATE RECEIVED:
10/08/2018

COMMUNITY:
Offa

CASE OFFICER:
MR

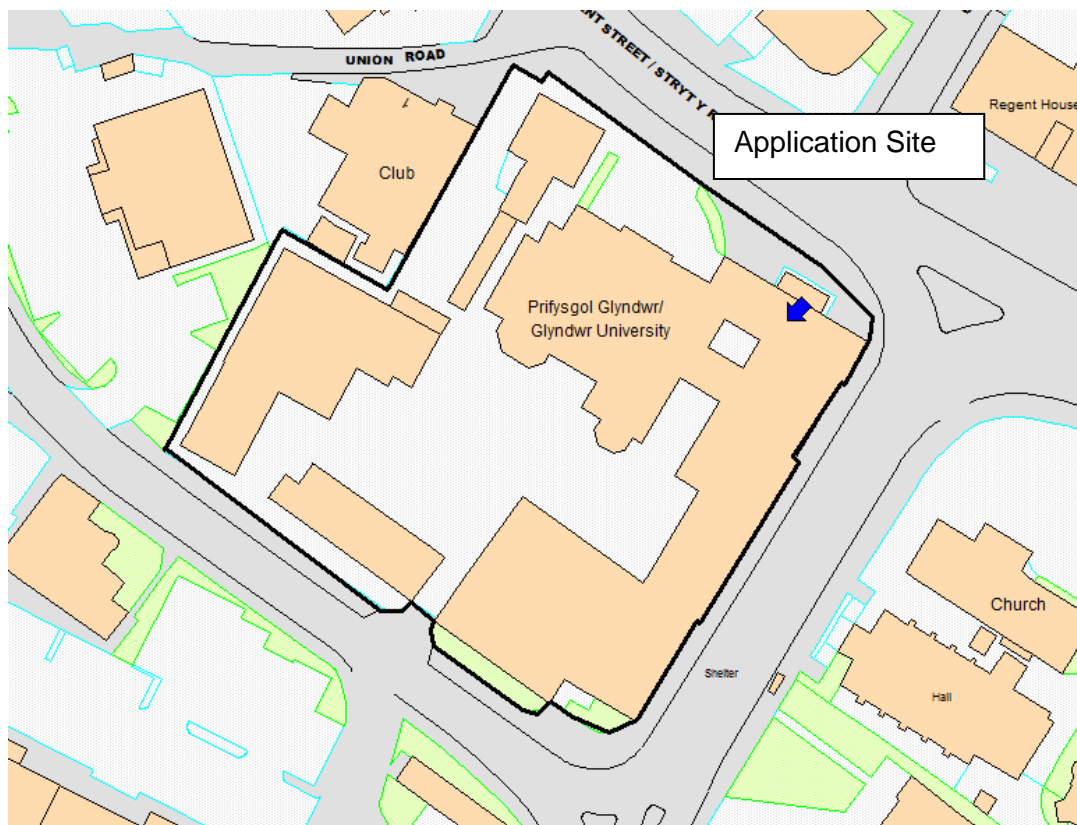
WARD:
Brynyffynnon

DESCRIPTION:
APPLICATION FOR CONSERVATION
AREA CONSENT FOR DEMOLITION
OF ANCILLARY OUTBUILDINGS
WITHIN THE ART SCHOOL

AGENT NAME:
NARVO ASSET
MANAGEMENT
MR ANDREW SMITH

APPLICANT(S) NAME:
GLYNDWR UNIVERSITY

SITE



PROPOSAL

The proposal seeks conservation area consent to demolish the ancillary outbuildings within the Arts College Regent Street Campus.

There are 3 elements to the demolition proposals – a boundary wall and single storey outbuildings to the rear of No 51 Regent Street, a detached single storey craft workshop and a post war southern return arm to No 49 Regent Street.

A full planning and listed building consent applications run concurrent with this one under P/2018/0668 and P/2018/0669 respectively.

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)

Wrexham UDP policy EC8 applies.

CONSULTATIONS

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| Community Council: | Received 13/09/2018.
There is no objection to the demolition of the four buildings – especially the corrugated roofed building on Central Road which adds little to the present setting. |
| Local Member: | Notified 10.08.2018. |
| Wrexham CPAT: | Received 30/08/2018.
No recorded archaeological sites within the demolition and new build area and the archaeological potential is low. No requirements. |
| Wrexham Conservation: | Received 30/10/2018.
Agrees with the conclusions of the Heritage Impact Assessment. The structures identified for demolition do not possess any architectural or historic interest, built of standard construction methods, basic materials and to a utilitarian design that contributes little to the significance of the listed buildings and character and appearance of the Conservation Area. |

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Wrexham Ecology:	Received 03/10/2018. No objection subject to a condition to secure timeframe for carrying out demolition works.
Site Notice:	Expired 21.09.2018.
Press Notice:	Expired 22.09.2018.
Neighbours:	1 no. representation received objecting to the proposal. Concerns raised include the following:- No justifiable reason to demolish the part of the building which contains the film, photography and animation studio. Lack of on-site parking provision will lead to parking problems elsewhere.

SPECIAL CONSIDERATIONS:

Impact on the character and appearance of the Conservation Area: The structures identified for demolition do not possess any architectural or historic interest, are built of standard construction methods comprising basic materials and finished to a utilitarian design that contributes little to the significance of the listed buildings on Regent Street (No's 49 and 51) and character and appearance of the Conservation Area.

Conservation Officer raises no objection to the proposal.

The photographs below show the current street scene along Central Road, with buildings A and B both proposed for demolition. The two remaining structures proposed for demolition are within the confines of the site and not visible from the street scene.





Ecology: No objection raised by the Council's Ecology Officer, subject to a condition to secure timeframe for carrying out demolition works.

Conclusion: The proposal to demolish the structures identified is considered to be acceptable and would be a positive benefit to the conservation area's enhancement, complying with UDP Policy EC8.

RECOMMENDATION

That Conservation Area Consent be GRANTED subject to the following condition(s)

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The buildings 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.
2. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered 1:200 and as contained within the application documentation.
3. The demolition of the buildings to which this consent relates are those indicated by a red dashed line only, on the approved 1:200 Demolition Site Plan.
4. 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.

REASON(S)

1. 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.
 2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 3. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
 4. To protect bats which would otherwise be lost by the development hereby permitted in accordance with Policies GDP1 and EC6 of the Wrexham Unitary Development Plan.
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