

Cassidy+
Ashton

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Architecture + Building Surveying + Town Planning

Wrexham University – Purpose Built Student Accommodation

Supporting Planning Statement

7th July 2026

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1.0 INTRODUCTION

1.1 Cassidy + Ashton have been instructed by Cityheart Limited, in conjunction with Wrexham University, to prepare and submit this full planning application for the proposed development of Purpose-Built Student Accommodation (PBSA) at Wrexham University's main campus, Plas Coch Campus.

1.2 The application site location is Land Off Maes Glyndwr, Plas Coch campus, Wrexham University, LL11 2HT.

1.3 The application is for the following:

Erection of 3no. 6-storey blocks of student accommodation (315 beds), including reconfigured parking area.

1.4 This supporting planning statement sets out the context of the site and considers the planning merits of the proposal, reaching the conclusion that the proposed development is compliant with local and national planning policy.

1.5 This statement is to be read in conjunction with a series of plans and other documentation, comprising the planning application pack as a whole:

- Design and Access Statement – *Faulkner Browns*
- Location Plan – *Faulkner Browns*
- Proposed Floor Plans – *Faulkner Browns*
- Existing/Proposed site plans – *Faulkner Browns*
- Proposed Elevations – *Faulkner Browns*
- CGI images – *Faulkner Browns*
- Supporting Planning Statement – *Cassidy + Ashton*
- Pre-Application Consultation Report – *Cassidy + Ashton*
- Transport Assessment (inc. Travel Plan, tracking, car park management plan and delivery/servicing plan) – *SCP*
- Flood Consequence Assessment – *Curtins*
- Sustainable Drainage Strategy – *Curtins*
- Preliminary Ecological Appraisal (inc. Green Infrastructure Statement – *Sambrook Associates*

- Noise and Vibration Impact Assessment – *Cundall*
- Phase 1 Preliminary Risk Assessment - Curtins
- Landscaping Strategy – *DEP*
- Fire Statement – *Omny Fire Consultants*
- Green Energy Strategy – *Ridge*
- Tree Survey and Arboricultural Impact Assessment – *Tree Solutions*

2.0 SITE AND CONTEXT

- 2.1 The application site forms part of the wider Wrexham University Main Academic Campus.
- 2.2 The campus site as a whole is comprised of the universities academic buildings and its ancillary amenities, including sports facilities, student accommodation, car parking and open space.
- 2.3 This application relates to land adjacent to Wrexham Student Village, indicated on Figure 1 below.
- 2.4 The application site extends to approximately **1.1 ha**.
- 2.5 The application site is currently car parking and is located adjacent to other University buildings, student accommodation, car parking and Wrexham Football Club.

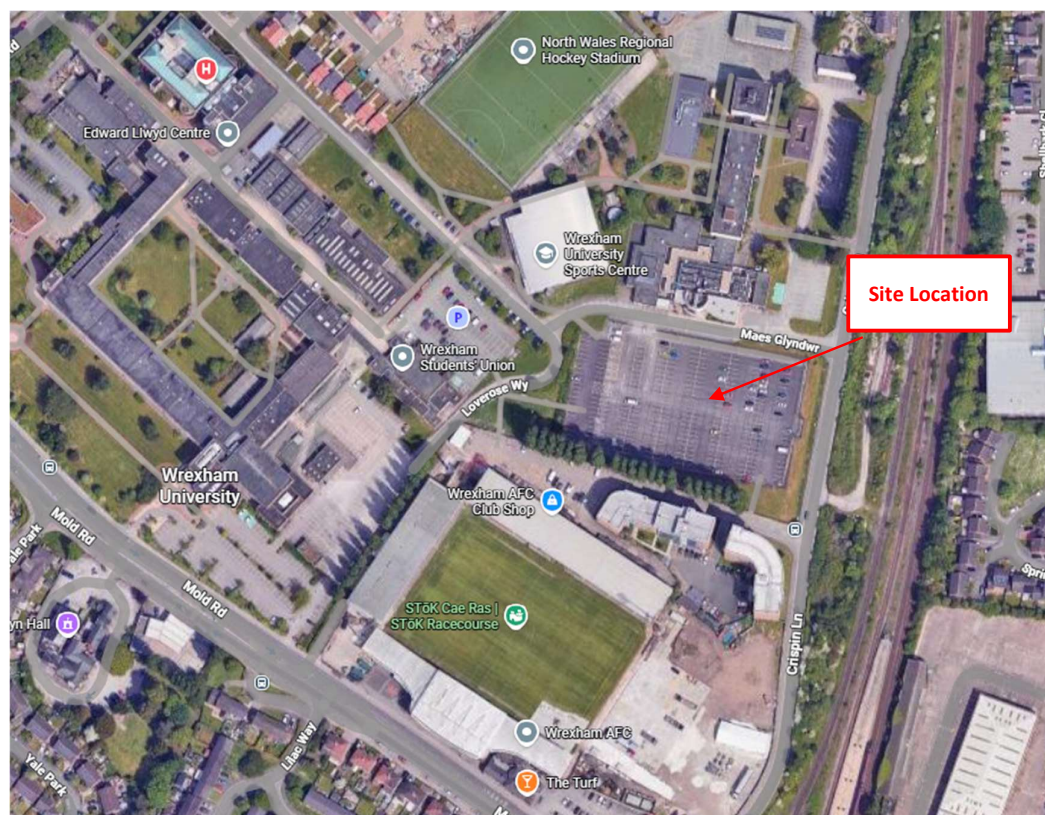


Fig. 1 Site Location [Source: Google Maps]

- 2.6 Situated less than 1 mile from the centre of Wrexham, the site is in close proximity to local amenities and public transport facilities.

- 2.7 Wrexham General Railway Station is located approximately 500m South-East of the site, providing services to Bidston, Chester, Holyhead, Cardiff, Birmingham, and Llanelli.
- 2.8 Walking and cycling are also key methods in accessing the site, with the town centre and the wider university campus being easily accessible via these methods. As such the site is sustainably located.

WREXHAM UNIVERSITY – FUTURE STRATEGY

- 2.9 Wrexham University is a publicly funded research institution with charitable status, formed in 2008, following the transition from the former North East Wales Institute of Higher Education.
- 2.10 ‘Campus Masterplan’ represents the University’s long term strategic vision, aimed at strengthening its role within the higher education sector by providing a learning environment suited to the demands of the 21st century.
- 2.11 Campus Masterplan presents the primary objective to create a contemporary and adaptable campus, with flexible spaces capable of evolving alongside changes in teaching and learning practices.
- 2.12 The University are committed to continued investment in its campus to create an engaging, student focussed and sustainable campus where students are encouraged to thrive. Reinvestment in the University campus and facilities are integral to the University’s strategy.
- 2.13 The proposed student accommodation development has been informed by the University’s Future Strategy, to make more effective use of this currently underutilised space.

3.0 PROPOSED DEVELOPMENT

- 3.1 The proposed development comprises the construction of three purpose-built student accommodation buildings within the existing Wrexham University Plas Coch Campus. The development forms an integral part of the wider Wrexham University Student Village and will provide high quality on-campus accommodation to meet the growing demand for student housing associated with the University's expanding student population.
- 3.2 The application site currently comprises of surface level car parking. The development has been carefully designed to utilise the site whilst also retaining the parking function of the site, where possible. A proportion of existing parking spaces will be displaced by the proposed buildings; the site layout incorporates a revised parking arrangement which ensures continued provision for future residents and campus users.
- 3.3 The three accommodation blocks are arranged in a linear form across the site. The buildings are screened by existing and proposed new landscaping.
- 3.4 Vehicular and pedestrian access to the development will be taken from the north via Maes Glyndwr. There is also a proposed vehicular and pedestrian south access point from the current Wrexham Student Village, via Crispin Lane.
- 3.5 Future residents are well located to directly access the wider university campus and associated facilities. The layout has been designed to promote walkability and sustainable travel choices whilst ensuring safe and convenient access for residents, visitors and service vehicles.



Fig. 2 Proposed Site Plan

- 3.6 The proposed accommodation provides a mix of student bedrooms/studio units arranged around a central corridor. The typical floor layouts incorporate a combination of studios, bedrooms and shared communal facilities. These include kitchen, dining and lounge areas.
- 3.7 The ground floor also comprises staff office/kitchen space, laundry facilities and ancillary rooms. The arrangement encourages both independent living and opportunities for social interaction, supporting student wellbeing and cohesion.

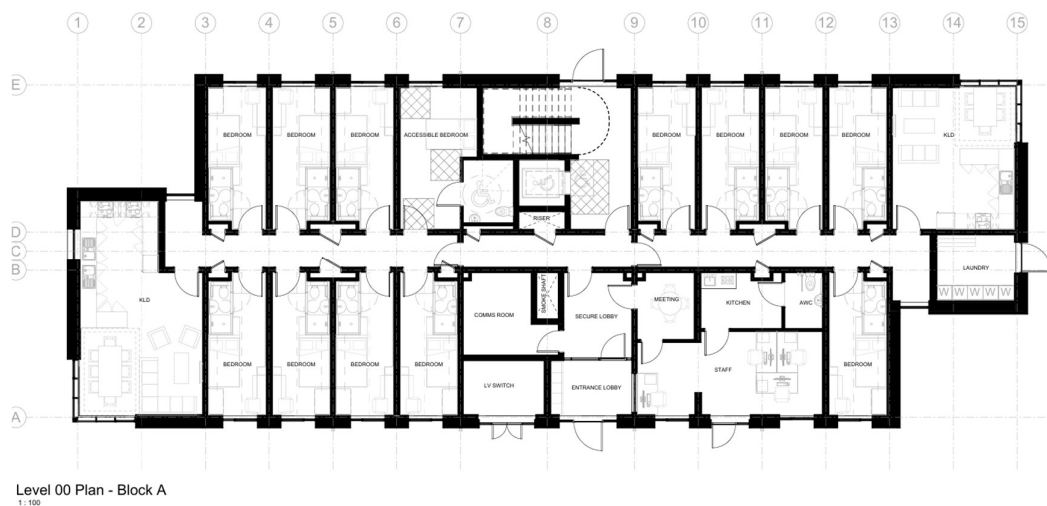


Fig. 3 Proposed Ground Floor Plan

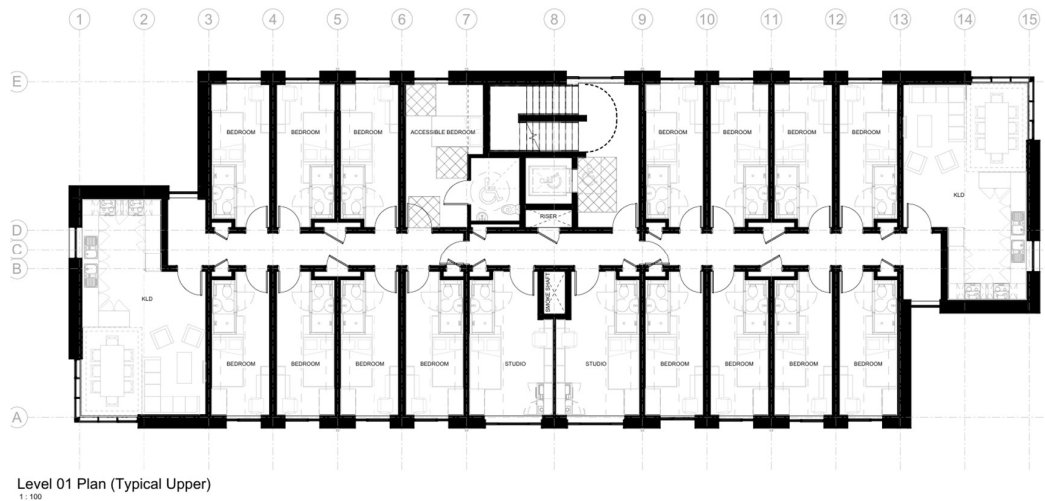


Fig. 4 Proposed Typical Upper Floor Plans

- 3.8 The scale and massing of the proposed buildings have been considered in the context of the surrounding university campus. The buildings adopt a consistent height and form; their simple rectangular footprint allows for efficient accommodation layouts and a strong frontage onto the surrounding parking and landscaped areas.
- 3.9 The principal materiality comprises mainly red brickwork with stone/concrete banding elements incorporated to define floor levels and introduce additional depth and texture to the elevations.
- 3.10 Window openings are arranged in regular rhythm. Bedroom windows comprise openable louvre panels, providing natural light and ventilation to individual units. Larger format glazing is proposed to communal kitchen, living and dining areas allowing increased daylight penetration.



Fig. 5 Proposed Front Elevation

- 3.11 Most existing tree lines are retained and will be supplemented by additional planting to soften the appearance of the development, improve biodiversity and enhance the setting of the student village. The landscaped areas also contribute to the creation of attractive external amenity spaces for residents.
- 3.12 Dedicated cycle parking facilities will be provided to encourage sustainable travel, whilst secure refuse and recycling storage areas have been integrated into the site layout to ensure the development functions effectively.
- 3.13 All accommodation has been designed to meet the relevant space and accessibility standards. The development includes accessible units and step free access arrangements, ensuring that the accommodation is inclusive and capable of meeting a wide range of student needs.
- 3.14 The proposal represents a sustainable and efficient use of underutilised land within the university campus. By delivering high quality PBSA in a highly accessible location, the development will support continued growth of Wrexham University, reduce reliance on off campus accommodation and contribute positively to the creation of a vibrant and sustainable student community.

4.0 PRE-APPLICATION CONSULTATION EXERCISE

- 4.1 Following the enactment of the Planning (Wales) Act 2015, the requirement for pre-application consultation on major development was implemented.
- 4.2 The statutory requirement to consult is imposed by Section 61Z of the Town and Country Planning Act 1990.
- 4.3 Pre-application consultation exercises must include:
- Making draft planning application documents available to view;
 - Notifying the right consultees of the consultation;
 - Providing a 28 day consultation period; and
 - Reporting how the pre-application consultation was undertaken and how people's views were considered in a 'Pre-Application Consultation Report' submitted as part of the application.
- 4.4 A pre-application consultation exercise is being undertaken in line with these requirements prior to submission of the planning application. This will consult a variety of statutory and non-statutory consultees, who will be invited to make comment.

STATUTORY CONSULTEES

- Adjoining Owners & Occupiers (letter drop)
- Wrexham Town Council
- Ward Member
Grosvenor
 - Councillor Marc Jones

SPECIALIST CONSULTTEES

- Wrexham County Borough Council Highways Department
darren.williams@wrexham.gov.uk
- Wrexham County Borough Council Biodiversity Officer
environmentaladmin@wrexham.gov.uk
- Wrexham County Borough Council LLFA & SAB Officer
sab@wrexham.gov.uk
- Natural Resources Wales
northplanning@cyfoethnaturiolcymru.gov.uk
- Welsh Water
developer.services@dwrcymru.com
- Transport for Wales (TfW)

PRE-APPLICATION CONSULTATION REPORT

- 4.5 The details of this exercise, including representations made and a summary of responses will be set out within the Pre-application Consultation Report, which will be submitted with the Planning Application.

5.0 NATIONAL PLANNING POLICY

- 5.1 Planning Policy Wales Edition 12 (PPW) was published in February 2024. PPW sets out the Welsh Assembly Government’s planning policies for Wales and how these should be applied. This provides local government with the guidance to prepare their own local development frameworks and guidance in decision making.
- 5.2 Future Wales: The National Plan to 2040 applies the key principles of PPW and establishes how Wales should develop and grow.
- 5.3 Alongside the PPW and Future Wales sits 24 Technical Advice Notes (TAN), which form planning guidance at a national level on various topics.
- 5.4 This section will set out a summary of national planning policy guidance taken from PPW, Future Wales and the TAN documents.

PLANNING POLICY WALES

- 5.5 The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being of Wales, as required by the Planning (Wales) Act 2015.
- 5.6 A plan-led approach is the most effective way to secure sustainable development through the planning system and it is essential that plans are adopted and kept under review. Legislation secures a presumption in favour of sustainable development in accordance with the development plan unless material considerations indicate otherwise, to ensure that social, economic, cultural and environmental issues are balanced and integrated.
- 5.7 The planning system should be efficient, effective and simple in operation. It is not the function of the planning system to interfere with or inhibit competition between users of and investors in land. It should not discriminate against or favour any particular group or members of society.
- 5.8 Figure 7 of PPW sets out how proposals should be prepared within the context of key planning principles of the planning system, this is included below.

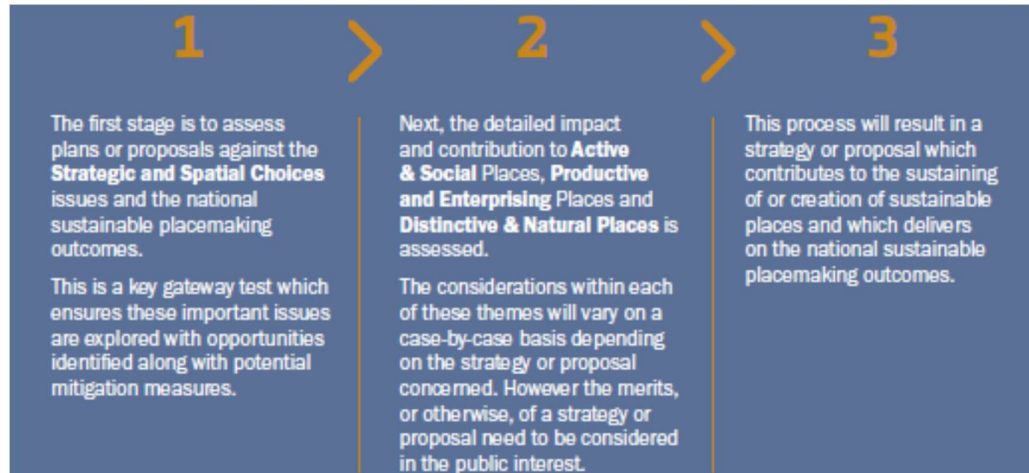


Fig. 6 PPW Extract



Fig. 7 PPW Extract

5.9 **Paragraph 2.8** states that planning policies, proposals and decisions should support sustainable development and enhance the well being of people and communities across Wales.

5.10 **Paragraph 2.13** explains the key planning principles to deliver sustainable development. These are:

- Growing our economy in a sustainable manner
- Making best use of resources

- Facilitating accessible and healthy environments
- Creating and sustaining communities
- Maximising environmental protection and limiting environmental impact

Commentary

The proposed PBSA scheme accords with these principles through the redevelopment of a previously developed site within the campus of Wrexham University. The proposal makes efficient use of land, supports the university's growth and the wider economy of Wrexham and provides accessible, high quality accommodation in close proximity to services and public transport. In doing so, it promotes sustainable travel, fosters a strong student community and minimises environmental impact.

5.11 **Paragraph 3.3** states that

“Good design is fundamental to creating sustainable places where people want to live, work and socialise. Design is not just about the architecture of the building but the relationship between the natural and built environment and between people and places.”

5.12 **Paragraph 3.14** states that developments should be well integrated into the fabric of the existing built environment.

Commentary

The proposed development responds positively to this by delivering well-designed student accommodation that integrates with the existing campus environment of Wrexham University. The scheme has been carefully considered in terms of layout, scale and design, ensuring a strong relationship between the built form and surrounding area, while creating a functional and attractive living environment that supports student interaction.

- 5.13 **Paragraph 3.43** highlights the prioritisation of the use of suitable and sustainable previously developed land/underutilised sites for all types of development.

Commentary

The proposal is redeveloping part of an existing car park within the campus of Wrexham University, representing an efficient use of underutilised land in a highly sustainable location.

- 5.14 **Paragraph 3.51** emphasises the importance of promoting higher density development within urban centres in areas well served by major public transport nodes.

Commentary

The PBSA proposal is located within the sustainable campus location and is within walking/cycling distance to Wrexham town centre as well as Wrexham railway station.

- 5.15 **Paragraph 3.55** states that previously developed land should, where possible, be used in preference to greenfield sites where it is suitable for development. Such land should be considered suitable for appropriate development where its re-use will promote sustainability principles and any constraints can be overcome.
- 5.16 **Paragraph 3.61** highlights that adequate and efficient infrastructure, such as education facilities is crucial for economical, social and environmental sustainability.

Commentary

The proposal is redeveloping an existing car park within the campus of Wrexham University, making efficient use of previously developed land in a highly sustainable location. The scheme also supports the continued provision and enhancement of educational infrastructure, contributing to the social and economic sustainability of Wrexham while ensuring efficient use of existing campus resources.

- 5.17 **Paragraph 4.1.8** states that the Welsh government is committed to reducing reliance on the private car and supporting a shift to walking, cycling and public transport.
- 5.18 **Paragraph 4.1.54** highlights that authorities should seek to encourage appropriate redevelopment or re-use of existing private parking sites to bring the provision of private parking sites down.
- 5.19 **Paragraph 4.2.18** states that maximising the use of suitable previously developed land/ underutilised land for housing development can assist regeneration and relieve pressure for development on greenfield sites.

Commentary

The proposal site is highly accessible on foot, by cycle and via public transport links to Wrexham town centre, reducing the need for private car use, making efficient use of brownfield land (car park) and supporting wider regeneration objectives while avoiding development on greenfield sites.

FUTURE WALES: THE NATIONAL PLAN TO 2040

- 5.20 Future Wales sets out a 20 year national planning framework guiding how Wales will grow and change up to 2040. It provides a strategic approach to tackling key national priorities through the planning system, including supporting a strong diverse economy, driving decarbonisation and climate resilience, strengthening ecosystems and enhancing the health and well being of communities across Wales.
- 5.21 Future Wales identifies that our economy is becoming increasingly service-based, with the fastest growing sectors 2008-2018 inclusive of education.
- 5.22 Wales 2020 to 2040: Challenges & Opportunities sets out the following with regard to prosperity:

Our universities can play an important role both nationally and regionally, leading innovation and research and providing opportunities for students of all ages to grow and develop. They play a key role in their local communities, attracting students from all around the world to different parts of Wales and supporting local economies and businesses. Planning authorities should proactively engage with Universities to maximise the role they can play in supporting national and regional development.

- 5.23 Future Wales sets out 11 ambitions / outcomes, supported by 36 specific policies. The policies most relevant to this application are set out below.
- 5.24 **Policy 1 – Where Wales will grow** identifies ‘Wrexham and Deeside’ as a National Growth Area. These locations are recognised for their strong and distinctive economies, supporting a wide range of businesses, enterprises and higher education institutions. The strategy supports and encourages their continued growth and development.

Commentary

The proposed development supports the continued growth of Wrexham University through the provision of high-quality student accommodation within its campus. The scheme contributes to wider economic vitality of Wrexham and aligns with the strategies aim of encouraging sustainable growth and development within designated Growth Areas.

5.25 **Policy 2 – Shaping Urban Growth and Regeneration** supports urban growth and regeneration and should be based upon the following principles:

- Creating a rich mix of uses
- Providing a variety of housing types and tenures
- Building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other
- Increasing population density with development built at urban densities that can support public transport and local facilities
- Establishing a permeable network of streets, with a hierarchy that informs the nature of development
- Promoting a plot-based approach to development, which provides opportunities for the development of small plots
- Integrating green infrastructure

Commentary

Policy 2 supports urban growth and regeneration based on principles of mixed use, higher densities, walkable places, sustainable transport and integrated green infrastructure. The proposal accords with this through the redevelopment of a previously developed car park within the Wrexham University campus. The development contributes to a more efficient and higher density form of urban living, located within walking distance of Wrexham town centre, public transport links and campus facilities. It supports a sustainable, walkable environment, reduced reliance on private car use and promotes regeneration through the efficient use of an underutilised site within an established urban area.

- 5.26 **Policy 20 – National Growth Area - Wrexham and Deeside** is identified as the main focus for strategic economic and housing growth and investment in the North region.
- 5.27 **Policy 21 – Regional Growth Area** recognises the universities Bangor and Wrexham as key assets within the region. They contribute by delivering higher education, carrying out research, fostering innovation, creating employment, attracting students and supporting surrounding businesses and communities. Strategic and Local Development Plans should take account of the universities regional role and consider how they can further contribute to economic growth, innovation and community development.

Commentary

The proposed development accords with Policies 20 and 21 by supporting the continued growth and success of Wrexham University through the delivery of high quality student accommodation within its campus. This will help accommodate increasing student numbers, strengthen the universities regional role and support the wider economy and community of Wrexham, aligning directly with the objectives for sustainable growth and investment within the Growth Area.

TECHNICAL ADVICE NOTES

5.28 Technical advice notes (TANs) provide detailed planning advice. Local planning authorities take them into account when they are preparing development plans. Of those currently in place, the following are considered most relevant to this proposal:

Technical Advice Note 5 – Nature Conservation (2009)

Technical Advice Note 11 – Noise (1997) *

**consultation draft on revised document 2023*

Technical Advice Note 12 – Design (2016)

Technical Advice Note 15 – Development, Flooding and Coastal Erosion (2026)

Technical Advice Note 18 – Transport (2007)

Technical Advice Note 23 – Economic Development (2014)

6.0 LOCAL PLANNING POLICY

- 6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission must be determined in accordance with the development plan unless material considerations of which PPW, together with emerging development plans, indicate otherwise.
- 6.2 The current Development Plan relevant to this application site is comprised of – in addition to National policy - the Wrexham Unitary Development Plan (UDP) 1996-2011.
- 6.3 The Local Development Plan (LDP) 2013-2028 was un-adopted by Order of the High Court of Justice, dated 19 May 2025, now formally withdrawn (March 2026). As a result of this the development plan for Wrexham now comprises Future Wales: the national plan 2040 and the Wrexham Unitary Development Plan 1996-2011 – in order of legal hierarchy.
- 6.4 The housing ambition of the Wrexham Unitary Development Plan includes a focus for sites within existing built-up areas; **to make optimum use of previously developed** or vacant land; to make use of spare capacity in infrastructure and services; and to focus on locations with reasonable public transport, walking and cycling links.

WREXHAM UNITARY DEVELOPMENT PLAN 1996-2011

- 6.5 **Policy PS1** states that new development for housing, employment and community services will be directed to within defined settlement limits/employment areas.
- 6.6 **Policy PS2** states that development must not result in significant adverse impacts on the countryside, landscape or townscape character, open space or the quality of the natural environment.
- 6.7 **Policy PS3** highlights that development should make use of previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land where possible.
- 6.8 **Policy PS4** states that development should maintain the existing settlement pattern and character and be integrated with the existing transport network and reduce the overall need to travel and encourage the use of alternatives to car.

Commentary

The proposed student accommodation aligns with these policies as it is located within the defined settlement boundary of Wrexham, utilising an existing brownfield car park site in a highly sustainable urban location. The development will not adversely impact the character of the surrounding townscape and instead provides a form of development that is well integrated with existing campus uses and the wider settlement of Wrexham. Its proximity to public transport, university facilities and the town centre will reduce the need to travel by private car and encourage other sustainable modes of transport.

- 6.9 **Policy GDP1** sets out that all new developments should be well-designed, safe and sustainable. Development should respect the character of the site and local area, make efficient use of energy and resources, provide safe access for vehicles, pedestrians and cyclists and have good connections to public transport. It should protect the environment, avoid risks such as flooding or contamination and contribute positively to economic, social and cultural well being of the community.

Commentary

The proposed development is of a high-quality design within the established Wrexham University campus. The development is located in a highly accessible area within Wrexham, with strong links to public transport, walking and cycling and safe access arrangements for all users. It also contributes positively to the economic and social well being of the area by supporting Wrexham Universities growth, while ensuring environmental considerations are appropriately addressed.

- 6.10 **Policy GDP2** encourages the enhancement of community infrastructure and facilities, including the ongoing development of higher education institutions. The policy aims to support a modern, strong and diverse economy across all sectors.

Commentary

The proposal supports the growth and ongoing success of Wrexham University through the provision of modern PBSA within its campus. This will enhance the universities infrastructure offer, support its expanding student population and contribute to wider economic and social vitality of Wrexham.

- 6.11 **Policy H2** states that residential development on unallocated land within settlement limits will be permitted subject to compliance with Policy GDP1.

Commentary

The proposed development is located within the settlement boundary of Wrexham and is not subject to any specific land use allocation and represents an appropriate location for student residential led development, which has been designed to comply with the requirements of GDP1 in terms of design quality, accessibility, sustainability and environmental considerations.

- 6.12 **Policy T8** requires developments to provide vehicle parking spaces either on site or nearby in accordance with the Council’s parking standards. Special regard is paid to the availability of public transport nearby; proximity to public car parking; proximity to local services and facilities; road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.

Commentary

The proposal is located in a highly sustainable location within Wrexham. The site benefits from close proximity to public transport links, university facilities and town centre services, reducing the need for private car use. The proposed parking strategy has been designed having regard to these sustainable transport alternatives and ensuring that the development will not give rise to adverse highway safety or amenity impacts.

WREXHAM LOCAL DEVELOPMENT PLAN 2013-2028 (WITHDRAWN)

- 6.13 **Strategic Objective SO5** intends to meet the future needs of a growing population, ensuring a range and choice of tenures and house types that meet specific needs such as **students**.
- 6.14 **Policy SP1 Housing Provision** states that in order to support mixed, balanced and sustainable communities. New developments are expected to make provision of specific housing needs such as **student accommodation**.
- 6.15 **Policy SP7** states that Wrexham City as defined on the proposals map will be the focus for new development including housing, employment, commercial, retail, leisure, tourism, services, **education**, transport, infrastructure and the arts in order to strengthen the City's regional function as a settlement of national importance.

Commentary

The proposal is delivering Purpose Built Student Accommodation within Wrexham University's campus and this will help meet identified student housing needs, contributing to mixed and sustainable communities, while supporting the role of Wrexham as a regional centre for education, employment and services. It therefore strengthens the cities strategic function and aligns with the plan led approach to accommodating growth in a sustainable manner.

- 6.16 **Policy DM1** sets out general development principles, stating all new development, where relevant, must:
- i. Accord with or enhance the character, local distinctiveness and appearance of the site, existing building(s) and surrounding landscape/ townscape in terms of their siting, layout, scale, height, design, density, use of materials and landscaping;
 - ii. Not have an unacceptable effect on the amenity of the occupiers of nearby properties/land; and provide a satisfactory standard of amenity for the occupiers/users of the development itself;
 - iii. Safeguard the environment from the adverse effects of pollution of water, land, noise, light or air, or land instability, arising from development;

- iv. Take account of personal and community safety and security in their design and layout;
- v. Prioritise walking, cycling and public transport use ahead of travel by car;
- vi. Not give rise to highway safety, pedestrian safety or parking problems on site or in the locality;
- vii. Contribute to low carbon communities through energy efficiency, be designed to minimise the use of non-renewable energy, water and the production of waste both during construction and when in use;
- viii. Not increase the risk of flooding but make adequate provision for sustainably dealing with foul and surface water drainage and not result in an unacceptable impact upon the water environment;
- ix. On sites which have previously been developed, new development proposals should make use of existing suitable building materials wherever possible for appropriate uses in order to re-use recyclable materials and reduce the amount of imported materials; and
- x. Ensure that any risks arising from past coal mining, as indicated on the constraints map, can be adequately managed.

Commentary

The proposed student accommodation is of a high quality design within Wrexham University, integrating appropriately with the surrounding townscape and providing a good standard of amenity for future occupants. The site is highly sustainably accessible and will not cause any adverse highway impacts. The development makes effective use of a previously developed site and incorporates sustainable drainage and resource efficient design measures, ensuring no unacceptable environmental impacts.

7.0 OTHER MATERIAL CONSIDERATIONS

HERITAGE

- 7.1 The main University building 'Newi: Plas Coch (former Denbighshire Technical College)' is Grade II listed.

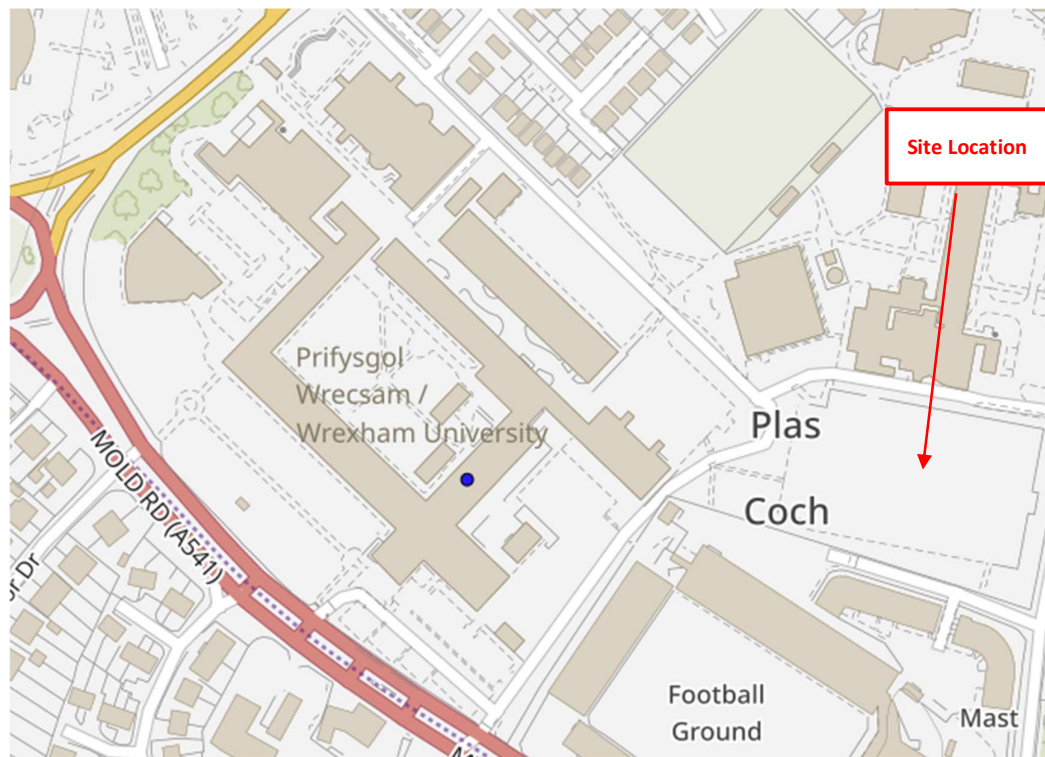


Fig. 8 Historic Assets Map [Source: CADW]

- 7.2 The proposed PBSA is deemed to be far enough away and screened by other buildings and vegetation to have no negative impact on this nearby listed building.
- 7.3 The site is not situated within or adjacent to a Conservation Area.
- 7.4 No impact on the significance of nearby heritage assets has been identified. As a result, a separate Heritage Impact Assessment has not been considered necessary.

FLOOD RISK / DRAINAGE

- 7.5 As shown by Figure 9, the majority of the site lies within an area of very low flood risk. A small area at the Western extent of the site is identified as being at risk from surface water flooding.
- 7.6 The Flood Consequence Assessment and Sustainable Drainage Strategy prepared by Curtins concludes that the overall flood risk to the proposed development is low and can be appropriately managed through the proposed drainage measures.
- 7.7 There are no known watercourses within or immediately adjacent to the site. The nearest main watercourse is the River Gwenfro, located approximately 500m to the south of the site.
- 7.8 The proposed development will be constructed on existing hardstanding and therefore there is not anticipated to result in a significant increase in surface water runoff rates.



Fig. 9 Flood Risk Map [Source: Natural Resources Wales]

- 7.9 Surface water runoff from the development will be managed through an infiltration-based drainage system.

- 7.10 Sustainable drainage features, including permeable paving and bio-retention rain gardens, will be incorporated throughout the site to provide water quality treatment, attenuate surface water runoff and deliver biodiversity and amenity benefits.
- 7.11 The Sustainable Drainage Strategy, prepared by Curtins, sets out the existing and proposed foul and surface water drainage arrangements for the site.
- 7.12 Foul drainage from the proposed development will discharge to the existing Welsh Water combined sewer located to the north east of the site. An existing combined sewer currently crosses the site and may require diversion to facilitate the proposed development. The details of any diversion works, together with the proposed connection will be agreed with Welsh Water as part of the detailed design process.

DEE CATCHMENT / PHOSPHOROUS DISCHARGE

- 7.13 In considering wastewater implications, it is important to recognise that the development represents an intensification of an existing educational campus use, where foul drainage demand is already generated from associated residential and academic activity. The additional foul water arising from the proposed accommodation will therefore be considered in the context of the wider campus wastewater profile and existing infrastructure capacity.
- 7.14 The occupation of the proposed accommodation will be closely aligned with the academic calendar, with peak demand occurring during term time and reduced occupancy during holiday periods. This seasonal occupancy pattern results in a variable but managed wastewater profile, reflecting the operational characteristics of student accommodation within an established university setting.
- 7.15 The development will not introduce a fundamentally new use in wastewater terms but rather redistributes and consolidates existing student residential demand within a purpose-built campus facility. On this basis, it is considered that the proposal would not give rise to a materially greater impact on foul water discharge or nutrient loading beyond that already associated with the existing university campus.

- 7.16 It is acknowledged that the site is located within the River Dee and Bala Lake Special Area of Conservation.
- 7.17 Policy NE6: Waste Water Treatment and River Water Quality of the LDP sets out the approach to protecting the River Dee and Bala Lake Special Area of Conservation (SAC) and meeting its conservation objectives. The policy confirms that development will only be supported where it can be demonstrated that there will be no adverse effect on integrity of the SAC, particularly in relation to wastewater treatment.
- 7.18 According to compliance data published by Natural Resources Wales (NRW) for the period 2020–2024, the Lower Dee waterbody is not meeting its phosphorus (P) conservation target. The recorded concentration was 56.5 exceeding the target threshold of 50 µg/l (micro-grams per litre).
- 7.19 The Lower Dee forms the downstream section of the River Dee and Bala Lake Special Area of Conservation (SAC). In the absence of evidence demonstrating that a development proposal would not adversely affect the SAC, the Local Planning Authority have been refusing planning permission or delaying determination of applications.
- 7.20 As NRW's position is essentially based upon an outlier in data collection, and so a low confidence rating can be assigned to their assessment. To provide a true condition status of the waterbody, Wrexham Council have commissioned an independent review of the available phosphorus monitoring data, based on recognised assessment methodologies undertaken by both NRW and the Environment Agency (EA).
- 7.21 The review concludes that, when all available phosphorus data from both NRW and the EA are considered together and assessed using NRW's analytical approach, the Lower Dee remains below the 50 µg/l threshold and therefore passes the phosphorus target. On this basis, the evidence suggests that the Lower Dee should not be considered to be at risk of pollution failing its phosphorus target.
- 7.22 Having regard to the scale and nature of the proposal, its location within the established campus and the operation characteristics of student occupation, it is considered that the development would not adversely affect the integrity of the River Dee and Bala Lake Special Area of Conservation in respect of wastewater treatment capacity or phosphorus loading, subject to connection to the existing foul drainage network.

ECOLOGY & TREES

- 7.23 The Preliminary Ecological Appraisal undertaken by Sambrook Associates concludes that the site is of limited ecological value to protected and notable species. However, bats may fly through the site and forage from time to time and birds may use the trees to rest on occasion. The proposed landscape scheme will provide a clear and tangible net biodiversity benefit.
- 7.24 A tree survey has been undertaken by TreeSolutions. The survey identifies the principal trees in proximity of the development as the line of poplars on the southern boundary, all of which are Category A (high quality).
- 7.25 Taking the results of the survey, a preliminary tree constraints plan has been prepared to identify a root protection area (RPA), to correspond with a 'no-development' zone.
- 7.26 All trees are to remain on site, except for one cherry tree on the western boundary of the application site, its loss required to accommodate one of the development blocks. Compensatory planting is proposed as part of the landscaping proposals, prepared in conjunction with the proposed biodiversity net benefit strategy. The remaining trees will be retained and protected throughout the development. A robust no dig construction methodology is intended to minimise root disturbance, avoid excavation within the Root Protection Areas and maintain existing soil conditions.
- 7.27 This demonstrates that the trees and their root systems will be protected, accommodating the retained trees without resulting in significant adverse arboricultural impacts.

NEIGHBOURING USE AND AMENITY

- 7.28 The site is situated within an established mixed-use area comprising residential accommodation, educational facilities, office uses and sport related development. In this context, the proposed PBSA is considered to be a compatible and appropriate land use that would integrate satisfactorily with the surrounding area.
- 7.29 The site benefits from substantial existing tree screening along its boundaries. As a result, the proposed development is not expected to give rise to unacceptable impacts on the

privacy, outlook or amenity occupiers, including the adjacent student accommodation and Wrexham Football Club facilities. Equally, the existing surrounding uses are not considered likely to adversely affect the living conditions or amenity of future residents of the proposed development.

- 7.30 The proposal is not anticipated to result in significant increases in noise, traffic generation, congestion or pollution within the Plas Coch Campus or the wider Wrexham area. Accordingly, the development is considered acceptable in terms of its impact on neighbouring uses and residential amenity.

HIGHWAYS AND ACCESSIBILITY

- 7.31 A Transport Assessment has been prepared by SCP in support of the proposed development of 315 purpose-built student accommodation (PBSA) units at Plas Coch Campus. The assessment has been undertaken with reference to the University's existing Car Park Management Plan, prepared by Curtins, and considers the accessibility of the site, the likely transport impacts of the development and the adequacy of existing parking provision.
- 7.32 The site benefits from existing vehicular and pedestrian access arrangements, enabling safe and convenient access for pedestrians, cyclists and emergency vehicles. Vehicular access to the proposed development will be provided via a new 6m wide access from Loverose Way, while direct pedestrian links are proposed between the development and the existing campus pedestrian network.
- 7.33 The proposed car park layout provides adequate access and manoeuvring space for all anticipated vehicle types, including service and refuse vehicles. The proposed access and circulation arrangements have been designed to ensure safe and efficient movement of vehicles throughout the site.
- 7.34 The Transport Assessment confirms that development can be safely accommodated on the local highway network without giving rise to any material impacts on highway safety or capacity.

- 7.35 The application site occupies a highly sustainable location within close proximity to Wrexham City Centre, benefitting from excellent access to a wide range of services and active travel routes, providing convenient connections to the wider area. Given the nature of the development being PBSA and located within the University Campus, future residents are unlikely to be reliant upon private vehicles for study, employment or leisure purposes.
- 7.36 The provision of on campus student accommodation is likely to reduce existing travel demand associated with daily student commuting, thereby contributing to more sustainable travel patterns.
- 7.37 Whilst the development will result in the loss of existing on-site parking spaces, the Car Park Management Plan demonstrates that the university will retain sufficient parking capacity to meet anticipated demand. This is particularly the case given the reduced parking demand expected from students who would otherwise commute to campus.
- 7.38 The proposed development represents a highly sustainable form of development that would not result in an unacceptable impact on highway safety, parking provision or the operation of the local highway network. The proposal is therefore considered acceptable in transport and accessibility terms.

WELSH LANGUAGE IMPACT

- 7.39 National planning policy requires consideration of the effects of development on the Welsh Language. The proposed PBSA is located within an established university campus and is intended to support existing higher education provision.
- 7.40 Consideration has been given to the potential effects of the proposal on the Welsh language. The development would not result in the loss of housing, community facilities or services that support Welsh speaking communities.
- 7.41 The proposal will support the continued growth of the university and has the potential to promote the use of the Welsh language through the provision of educational facilities within a bilingual learning environment. The development will also deliver social and economic benefits to the local area.

- 7.42 On this basis, the proposed development is not considered to have an adverse impact on the Welsh Language and is consistent with the UDP and National planning policy objectives relating to the promotion and safeguarding of the Welsh Language.

NOISE & VIBRATION

- 7.43 A Noise Impact Assessment has been undertaken by Cundall to assess the suitability of the site for residential development.
- 7.44 The assessment considered noise from surrounding sources, including local road traffic, nearby rail operations and noise associated with events at Wrexham AFC Stadium. Environmental noise monitoring was undertaken and used to inform the assessment of future living conditions for occupants of the proposed development.
- 7.45 The Noise Impact Assessment concludes that the site is suitable for residential use from an acoustic perspective. It identifies the development site as falling within Noise Exposure Category (NEC) B under TAN 11, where noise should be taken into account in the determination of planning applications but does not represent a constraint to development.
- 7.46 The assessment further concludes that, subject to the incorporation of appropriate glazing, ventilation and building fabric specifications, internal noise standards can be achieved throughout the development. The report notes that road and rail traffic represent the principal noise sources affecting the site, whilst noise associated with events at Wrexham AFC Stadium is intermittent in nature and is not considered to pose a significant risk to residential amenity.
- 7.47 The assessment also confirms that any future building services plant associated with the development can be designed to operate within recognised acoustic limits through the implementation of standard mitigation measures where required. As such, noise arising from the operation of the development is not anticipated to adversely affect nearby noise sensitive receptors.
- 7.48 Having regard to the findings of the submitted Noise Impact Assessment, the proposed mitigation measures, the separation distances to neighbouring properties and the

existing urban context of the site, it is considered that the development would provide acceptable living conditions for future occupants whilst safeguarding surrounding stakeholders.

ENERGY

- 7.49 An energy statement has been prepared by Ridge & Partners LLP.
- 7.50 The result of the assessment undertaken show that the proposed building will achieve compliance with building regulations relating to conservation of fuel and power with the fabric and system design detailed in the report. A summary of the assessment is presented in the following table:

COMPLIANCE MEASURE	TARGET (TER)	BUILDING (BER)	IS THE BUILDING RATE LESS THAN THE TARGET?	% BUILDING>TARGET
Emissions Rate (kgCO ₂ /m ² .annum)	37.20	8.70	YES	76.61
Primary Energy Rate (kWh _{ec} /m ² .annum)	193.67	92.00	YES	52.50

- 7.51 The carbon and energy reductions achieved for the proposed development have been realised through a design approach aligned with the established energy hierarchy. The following measures have been incorporated to reduce on-site energy demand and associated operational carbon emissions:
- Enhanced Building Fabric Performance Beyond Part L requirements
 - High-efficiency and low- carbon building services
 - On-site renewable energy generation

LANDSCAPING

- 7.52 The proposed development has been carefully designed to enhance the sites green infrastructure and biodiversity, as shown on the Landscape Plan (Figure 10). The

landscaping strategy introduces a range of new planting and habitat features that will contribute positively to the site’s visual appearance, ecological interest and overall environmental quality.



Fig. 10 Proposed Landscaping [DEP Landscape Architecture LTD]

- 7.53 Ornamental planting is proposed within integrated rain gardens located between the buildings. New areas of amenity grassland are also proposed to offset the loss of existing grassed areas associated with the formation of the new access from Loverose Way.
- 7.54 The public realm has been designed to create an attractive and welcoming environment for future users. The buildings will be framed by high quality hard landscaping, including paving around the structures and stepping stones through the rain gardens. These features will improve connectivity, encourage interaction with the landscaped areas and help create a pleasant setting that integrates the built form with the surrounding natural environment.
- 7.55 The proposed landscaping will deliver a significant enhancement to the sites appearance, biodiversity value and sense of place, ensuring that the development provides a high-quality environment for future occupants and visitors.

8.0 CONCLUSIONS

- 8.1 The proposed development seeks full planning permission for the construction of 3 Purpose Built Student Accommodation (PBSA) buildings comprising 315 student bedspaces within the established Wrexham University Plas Coch Campus.
- 8.2 The proposal represents a sustainable form of development that will support the continued growth and long term aspirations of Wrexham University, in accordance with the University's Campus Masterplan strategy and the objectives of national and local policy. The scheme will deliver high quality PBSA within walking distance of academic facilities, local services, public transport connections and Wrexham City Centre.
- 8.3 The development makes effective use of a previously developed, underutilised car park site within Wrexham, reducing pressure for development on greenfield land and supporting efficient use of existing infrastructure. The proposal aligns with the key principles of Planning Policy Wales and Future Wales by promoting sustainable development, supporting economic growth, encouraging sustainable travel and strengthening the role of Wrexham as a National and Regional Growth Area.
- 8.4 The proposal will deliver significant social and economic benefits. These include supporting increasing student numbers, enhancing the University's accommodation offer, improving student experience, attracting investment into the higher education sector and generating expenditure within the local economy. The development will also help reduce reliance on off-campus accommodation and associated commuting patterns, contributing towards more sustainable travel behaviours.
- 8.5 Material consideration indicated that the proposal can be accommodated without giving rise to unacceptable impacts, in respect of highways and transportation, flood risk and drainage, ecology, arboriculture, residential amenity, heritage assets and the operation of the surrounding area. Where necessary, appropriate mitigation measures have been incorporated into the design to ensure any potential impacts are appropriately managed.
- 8.6 Whilst the development will result in the partial loss of an existing surface car park, the submitted Transport Assessment demonstrates that sufficient parking capacity will remain available across the wider campus and that the highly sustainable location in which the PBSA's are located will minimise reliance on private vehicle travel.

- 8.7 Having regard to the Development Plan, material considerations and the evidence submitted in support of the application, it is considered that the benefits of the proposal significantly outweigh any limited impacts. The scheme represents sustainable development and accords with the overarching objectives of national and local planning policy. As a result, there is no reason which indicate that planning permission should not be granted.

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