02/08/2024

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Dear Sir / Madam,

APPLICATION FOR FULL PLANNING PERMSSION FOR THE CONSTRUCTION OF SPORTS ACADEMY BUILDINGS

DARLAND HIGH SCHOOL, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0DL

On behalf of our client, Wrexham Association Football Club Limited ("WAFC"), Savills is instructed to submit an application to Wrexham County Borough Council ("WCBC") for full planning permission for the construction of sports academy buildings at Darland High School, Chester Road, Rossett, Wrexham, LL12 0DL ("the Site").

The building of a new training facility at Darland High School is considered a key component in the WAFC gaining status as an EFL Category 3 Academy from the 2024/25 season, following a successful Full Audit Assessment. The training facility will be used by the WAFC Academy teams, from ages nine to 18.

This Application seeks to provide two new buildings to support the proposed Academy, which will include changing rooms as well as a small ancillary office, plant areas, meeting rooms, medical room, medical office, gymnasium, and a new classroom. A further building consisting of two shipping containers is proposed in the south east of the playing fields to serve the pitches.

Accordingly, please find enclosed the following drawings and plans submitted as part of this submission:

- Application Form;
- Plans and Drawings (AFL Architects):
  - WRX-AFL-ZZ-DR-A-20001-Academy Building Block 1 - Change Building Plans and Elevations-P07
  - WRX-AFL-ZZ-DR-A-20002-PROPOSED SITE PLAN-P10
  - WRX-AFL-ZZ-DR-A-20003-Academy Building Block 2 - Staff, Medical and Gym Block Plans & Elevations-P05
  - WRX-AFL-ZZ-DR-A-20004-Site Location Plan-P03
  - WRX-AFL-ZZ-DR-A-20005-Wrexham Academy - Site Plan-P02
  - WRX-AFL-ZZ-DR-A-20006-Wrexham Academy Blocks 1 & 2 Immediate Site Plan-P02
- Design and Access Statement (AFL Architects, ref. 211516-AFL-ZZ-ZZ-RP-A-00001 Wrexham AFC Academy Design and Access Statement - Rev P1)

Planning History

The There is no known planning history on the Site.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Proposed Development

The proposals consist of three buildings at Darland High School. The two new Academy buildings are located on the south eastern part of the school close to the existing Scout building. A further building is located south east of the playing fields for the grounds person to serve the pitches.

Block 1

Block 1 is located closest to the school and is situated north of the existing Scout hut.

It consists mostly of changing rooms, and a small ancillary office and plant areas.

Block 1 is accessed from the southern side and has a fire escape on the north side. The new fences on the north and south sides provide a demarcation between the Academy and the school, gates are also provided to allow access between the two areas. Further south the existing fence and gate provide a boundary between the Academy and the public access to and from the east and west sides of the site.

Block 2

Block 2 is located further south on the eastern side of the existing Scout building.

It consists of ancillary office space, staff changing rooms, meeting rooms, a medical room, medical office, gymnasium and a new classroom.

Block 2 sits in the existing compound which currently houses the existing Scout hut. Gates are provided to allow access to the new and existing buildings. New paths from the new building link into the existing path for the main entrance and fire escape further east. The existing path gives access to the playing fields.

Grounds Person Building

Further south east of Block 1 and 2 are facilities for the grounds person and will be accessed from Gamford Lane. This is made up of two shipping containers and storage area to serve to pitches.

I trust that the application is are in order and that the application may be registered without delay. We are intending to submit accompanying reports to support this application, which will follow shortly.

If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully

[redacted]

Portia Banwell
Associate Director