In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant WREXHAM ASSOCIATION FOOTBALL CLUB LIMITED

Reference P/2024/1452

Agent Alice Gardner
Savills, 5th Floor, 2 Kingsway, Cardiff, United Kingdom, CF10 3FD

Date Received 20/09/2024

Decision Date 10/12/2024

Town and Country Planning Act, 1990

Location of Application

THE RACECOURSE, MOLD ROAD, WREXHAM, LL11 2AH

Description of Application

CODI STONDINAU CONSESIWN, PABELL, LLWYFAN, FFENSYS A GWAITH CYSYLLTIEDIG

ERECTION OF CONCESSION STANDS, MARQUEE, STAGE, FENCING AND ASSOCIATED WORKS

In reaching this decision the Council has had regard to the following relevant policies: -

National Policies and Technical Advice Notes (TAN):
Future Wales: The National Plan 2024.
Planning Policy Wales (Edition 12).
Technical Advisory Note 5: Nature, Conservation & Planning.
Technical Advisory Note 11: Noise.
Technical Advisory Note 12: Design.
Technical Advisory Note 18: Transport.
Technical Advisory Note 23: Economic Development.
Technical Advisory Note 24: The Historic Environment.

Wrexham Local Development 2013 – 2028:
SP2 - Location of Development;
SP7 - Wrexham City;
SP11 - Transport and Accessibility;
SP12 - Design Principles & Masterplanning Framework;
SP13 - Health and Wellbeing;
SP14 - Natural Environment;
SP15 - Historic and Cultural Environment;

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SP18 - Climate Change;
SP19 - Green Infrastructure;
NE1 - International and National Nature Conservation Designations;
NE6 - Waste Water Treatment and River Quality;
DM1 - Development Management Considerations;
CF3 - Regional Sports Stadia;
T1 - Managing Transport Impacts;
T2 - Active Travel.

Revision	Date	Description of Decision
0	10/12/2024	Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The fan zone hereby approved, together with any associated plant and infrastructure, shall be removed entirely from the site on or before the 8th of October 2025.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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2. The development hereby approved shall be carried out in accordance with the following approved plans and documents:
   - Application Form, dated 20 September 2024;
   - Design & Access Statement (ref: 231547-AFL-ZZ-ZZ-RP-00002 - Rev.P3), dated 2024;
   - Savills Covering Letter, dated 20 September 2024;
   - Location Plan (ref: 231547-AFL-Z7-ZZ-DR-A-20016 - Rev.P4), dated 17 July 2024;
   - Fan Zone Plan (ref: 231547-AFL-Z7-ZZ-DR-A-20019 - Rev.P2), dated 17 July 2024;
   - Fan Zone Proposed Elevations (ref: 231547-AFL-Z7-ZZ-DR-A-20018 - Rev.P2), dated 17 July 2024;
   - Fan Zone Landscape Plan (ref: 231547-AFL-Z7-ZZ-DR-A-20017 - Rev.P2), dated 17 July 2024;
   - Willis Hazel Engineers 'Surface Water and Foul Strategy - Technical Note', dated 30 August 2024;
   - Apex Transport Planning 'Transport Statement' (ref: C24-142/TS01), dated 13 September 2024;
   - Savills 'Noise Impact Assessment' (ref: 687671_Report01_Rev.01), dated 03 September 2024;
   - Savills Wastewater Management Statement, undated;
   - Savills Green Infrastructure Statement, dated August 2024.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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3. The development hereby permitted shall be permanently removed from the site within 28 days of a failure to meet any one of the requirements set out in (i) to (iv) below:
i) Within 12 weeks of the date of this decision a detailed plan for net biodiversity benefit (NBB) on the site, together with a timeframe for the implementation of the measures is submitted to and approved in writing by the Local Planning Authority;
ii) If within 20 weeks of the date of this decision the Local Planning Authority refuse to approve the details or fail to give a decision within the prescribed period, an appeal shall have been made to, and accepted as validly made by, the Welsh Ministers;
iii) The approved net biodiversity benefit measures have been undertaken in accordance with the details approved in writing by the Local Planning Authority or, in the event of (ii) and (iii) above, by the Welsh Ministers.
All biodiversity net gain measures shall thereafter be retained for the lifetime of the development.

4. All wastewater generated in association with the approved development shall be processed in accordance with the approved Wastewater Management Statement (Undated; By; Savills). All wastewater shall be exported off-site by a licensed waste carrier/operator to a wastewater treatment works with an updated environmental permit and with capacity to treat the wastewater within its phosphorous limit.

Reason(s)

1. In the interests of the visual amenities of the area and to comply with Policy DM1 of the Wrexham Local Development Plan.

In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

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2. To comply with Section 71ZA (2) of the Town and Country Planning Act 1990.

3. To ensure the development delivers net biodiversity benefit in accordance with Policy 9 of Future Wales and Paragraph 6.4.5 of Planning Policy Wales (Edition 12).

4. In the interests of ecology and to comply with the requirements of Policies NE1 and NE6 of the Wrexham Local Development Plan.

Note(s) to applicant

David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council