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

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

Town and Country Planning Act, 1990

Location of Application

DARLAND SCHOOL AND SPORTS CENTRE, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0DL

Description of Application

CODI CYFLEUSTER HYFFORDDI NEWYDD YN CYNNWYS 2 ADEILAD NEWYDD A 2 GYNHWYSYDD LLONGAU

ERECTION OF NEW TRAINING FACILITY COMPRISING OF 2 NEW BUILDINGS AND 2 SHIPPING CONTAINERS

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

National Policies and Technical Advice Notes (TAN):

TAN 12 : Design
TAN 16 : Sport, Recreation and Open Space
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

CF1 - Protection of Existing Open Space, Sport and Recreation Facilities
DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE3 - Trees, Woodlands and Hedgerows
NE6 - Waste Water Treatment and River Water Quality
SP11 - Transport and Accessibility
SP12 - Design Principles & Masterplanning Framework
SP13 - Health and Wellbeing
SP14 - Natural Environment
SP15 - Historic and Cultural Environment
SP19 - Green Infrastructure

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

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0		Planning permission issued

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
WYA-AFL-ZZ-ZZ-DR-A-20008 rev P03 - Site plan
WYA-AFL-ZZ-ZZ-DR-A-20005 rev P03 - Site plan
WYA-AFL-ZZ-ZZ-DR-A-20004 rev P05 - Site Location Plan
WYA-AFL-ZZ-ZZ-DR-A-20003 rev P05 - Plans and elevation Block 2
WYA-AFL-ZZ-ZZ-DR-A-20001 rev P07 - Plans and elevation Block 1
WYA-AFL-ZZ-ZZ-DR-A-20007 rev P01 - Shipping container, plans and elevations

2. The external surfaces of the building(s) shall be constructed of the materials specified on
WYA-AFL-ZZ-ZZ-DR-A-20003 rev P05 - Plans and elevation Block 2
WYA-AFL-ZZ-ZZ-DR-A-20001 rev P07 - Plans and elevation Block 1
WYA-AFL-ZZ-ZZ-DR-A-20007 rev P01 - Shipping container, plans and elevations

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

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

3. The development hereby permitted shall not be occupied until the measures to deliver net benefit for biodiversity (NBB) detailed within the Net Benefit for Biodiversity Report Ref 784-B068276 Rev 1 and shown on Figure 1 - Biodiversity Enhancement Plan of said document have been implemented in full. The measures shall thereafter be maintained for the lifetime of the development.

4. The development shall be carried out in strict accordance with the findings and recommendations contained within
   - Preliminary Ecological Appraisal, Prepared by Tetra tech
   - Biosecurity Risk Assessment, prepared by Tetra Tech
   - Great Crested Newt Reasonable Avoidance Measures, prepared by Tetra Tech

   The mitigation and compensation measures hereby approved shall be fully implemented within 28 days of the date of this planning permission.

5. No land drainage run-off or surface water shall be permitted to discharge or connect to the public sewerage system, either directly or indirectly, and foul and surface water shall be drained separately from the site.

6. No external illumination shall be installed on any part of the land edged red on drawing no: WYA-AFL-ZZ-ZZ-DR-A-20004 rev P05 - Site Location Plan until a lighting scheme has been submitted to and approved in writing by the Local Planning Authority. External lighting shall thereafter only be installed within the land edged red on WYA-AFL-ZZ-ZZ-DR-A-20004 rev P05 - Site location plan in accordance with the approved lighting scheme.

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

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

7. The shipping containers shall be permanently removed from the land 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 details of a soft landscaping scheme shall have been submitted for the written approval of 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) If an appeal is made in pursuance of ii) above, that appeal shall have been finally determined and the submitted details shall have been approved by the Welsh Minsters
iv) The landscaping scheme has been carried out in accordance with the approved details during the first planting season and/or seeding season following the date of approval in writing by the Local Planning Authority or, in the event of ii) and iii) above, by the Welsh Ministers.

Following the implementation of the landscaping scheme, any soft landscaping that is removed or being severely damaged or becoming diseased shall be replaced by soft landscaping of the same species as that originally planted within the next available planting or seeding season.

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

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

8. Prior to the first beneficial use of the development, a Traffic and Access Management Plan (TAMP) shall be submitted to and approved in writing by the local planning department. The TAMP shall include:

- Details of how the access onto Chester Road will be the only access (in/out) serving the proposed development after school closing times in the week and all weekend.

- Details of how the rear access onto Darland Close (northerly access) shall be managed to restrict use by academy operations, including timing of gate opening and closing. Details to include timescales for the implementation of agreed measures.

- Gamford Lane access
  - Details of the maximum size of vehicle permitted to use this access
  - Frequency of use of the access
  - Restriction on general parking / use of this access
  - Access to be surfaced with hard bound materials for a minimum distance of 5m behind adjoining highway
  - Management plan to include details of how visitors associated with the facility will be discouraged from parking on the public highway

All access vehicular access to the development shall thereafter be accordance with the approved Traffic and Access Management Plan.

9. Prior to the first beneficial use of the development hereby permitted, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport. The Travel Plan shall be implemented as approved.

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

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

10. Prior to the first beneficial use of the development hereby approved, a Car Parking Management Plan/ Statement shall be submitted to, and approved in writing by the Local Planning Authority. The approved plan/ statement shall provide:
    - How the car parking/ coach areas are to be managed / laid out for users of the approved development / school and sports club
    - Management plan to include details of how visitors associated with the facility will be discouraged from parking on the public highway

    The Car Parking Management Plan shall be implemented as approved.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

3. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

4. In order to protect wildlife interests in accordance with Policies DM1 and SP14, NE1 and NE2 of the Wrexham Local Development Plan.

5. To protect the integrity of the public sewerage system and prevent hydraulic overloading of the public sewerage system. To protect the health and safety of existing residents and to ensure no detriment to the environment in accordance 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Wrexham Association Football Club

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

6. To protect the amenities of the occupiers of nearby properties in accordance with Policy DM1 of the Wrexham Local Development Plan.

7. In the interests of the visual amenities of the area in accordance with policy DM1 of the Wrexham Local Development Plan.

8. In the interests of highway safety in accordance with policy DM1 of the Wrexham Local Development Plan.

9. To assist users of the development to make sustainable transport choices in accordance with policy DM1 of the Wrexham Local Development Plan.

10. In the interests of highway safety in accordance with policy DM1 of the Wrexham Local Development Plan.

Note(s) to applicant

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

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.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

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

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

The Applicant is advised that under the 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 Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Welsh water informative
The proposed development may be subject to Schedule 3 of the Flood and Water Management Act 2010. The development therefore may require approval of Sustainable Drainage Systems (SuDS) feature, in accordance with national

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

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

standards, and is strongly recommended that the developer engage in pre application consultation with the Local Authority, as the relevant SuDS Approval Body (SAB), in relation to their proposals for SuDS feature. Please note Dwr Cymru Welsh Water is a statutory consultee to the SAB application process and will provide comments to and SuDS proposal by response to SAB consultation.

The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

The applicant may also need to apply to Dwr Cymru/Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. If the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is not a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Gravity Foul Sewers and Lateral Drains, and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Development Services pages of www.dwrcymru.com

In accordance with Planning Policy Wales (Edition 12) and Technical Advice Note 12 (Design), the applicant is advised to take a sustainable approach in considering water supply in new development proposal, including utilising approaches that improve water efficiency and reduce water consumption. Dwr Cymru/Welsh Water would recommend that the applicant liaises with the relevant Local Authority building Control department

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

Applicant Wrexham Association Football Club

Agent Portia Banwell
Savills, 5th Floor, 2 Kingsway, United Kingdom, CF10 3FD

Reference P/2024/1293

Date Received 02/08/2024

Decision Date

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