

In pursuance of its powers under the Acts and 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 LIMITED	Code Number	WRR P/2023/0907
Agent	PORTIA BANWELL SAVILLS 5TH FLOOR 2 KINGSWAY CARDIFF CF10 3FD	Date Received	19/12/2023
		Decision Date	10/04/2024

Town and Country Planning Act, 1990

Location of application

THE RACECOURSE, MOLD ROAD, WREXHAM, LL11 2AH

Description of application

CODI EISTEDDLE DROS DRO (CAPASITI 2,289) GYDA LLE YCHWANEGOL I 20 O GADEIRIAU OLWYN (ÔL-WEITHREDOL) / ERECTION OF TEMPORARY STAND (CAPACITY 2,289) WITH ADDITIONAL 20 WHEELCHAIR SPACES (IN RETROSPECT)

In reaching this decision the Council has had regard to the relevant policies in the Wrexham Local Development Plan which are as follows:-

CF3	Regional Sports Stadia
DM1	Development Management Considerations
FW	Future Wales: The National Plan 2040
NE1	International and National Nature Conservation Designations
NE6	Waste Water Treatment and River Water Quality
PPW	Planning Policy Wales (Edition 12)
SP12	Design Principles & Masterplanning Framework
SP14	Natural Environment
SP15	Historic and Cultural Environment
SP2	Location of Development
SP7	Wrexham City
T1	Managing Transport Impacts
TAN 12	Design
TAN 18	Transport
TAN 5	Nature Conservation and Planning

Revision	Date	Description of Decision
0	10/04/2024	Planning permission issued

Particulars of decision that permission be GRANTED
Subject to the following:-

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Condition(s)

1. The stand, together with any associated plant and infrastructure, shall be removed entirely from the site on or before the 8th of October 2025.
2. The development shall be carried out in accordance with the following approved plans and documents:
Application Form [Dated: 12/01/2024]
Dwg No: 231547-AFL-Z4-00-DR-A-00211 REV P1 - Existing Site Plan
Dwg No: 231547-AFL-Z4-00-DR-A-20001 REV P1 - Proposed Site Plan
Dwg No: 231547-AFL-Z4-ZZ-D-A-20008 REV P1 - Proposed Toilets
Dwg No: 231547-AFL-Z4-ZZ-DR-A-20004 REV P1 - Proposed Elevations
Dwg No: 231547-AFL-Z4-ZZ-DR-A-20005 REV P1 - Proposed Stand Plan
Dwg No: 231547-AFL-Z4-ZZ-DR-A-20006 REV P1 - Landscape Plan
Noise Technical Note [Dated: 18/12/2023]
Drainage Statement Technical Note [Undated; By: Ramboll]
Transport Technical Note [Undated; By: Ramboll]
Design & Access Statement [REV P01; Dated: December 2023]
Wastewater Management Statement [Undated; By: Savills]
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 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 Ministers
 - iv) The approved net biodiversity benefit measures have been undertaken in accordance the details approved in writing by the Local

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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.
2. To comply with section 71ZA (2) of the Town and Country Planning Act 1990.
3. To ensure the development delivers net benefit to biodiversity 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

This permission is granted subject to the above conditions. Some conditions may require your attention prior to you carrying out any work on the proposal. These conditions are known as ""conditions precedent"". You should be aware that it is important that you comply with any ""conditions precedent"". If you do not, then any work you undertake on the development subject of this permission would not have planning permission.

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David Fitzsimon

Prif Swyddog Yr Economi a Chynllunio
Chief Officer Economy and Planning

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm.