

22 September 2023



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Dear Sir / Madam,

APPLICATION FOR A NON-MATERIAL AMENDMENT UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO REMOVE CONDITION 3 OF APPLICATION REF. P/2023/0248 (ORIGINAL PERMISSION P/2022/0725)

WREXHAM ASSOCIATION FOOTBALL CLUB

THE RACECOURSE GROUND, MOLD ROAD, WREXHAM, LL11 2AH.

Planning permission was granted on 12 January 2023 for the following:

"The redevelopment of the Kop Stand for 5,500 spectator seats, inclusive of a 500 capacity hospitality area, with 600 capacity non-match day exhibition space, new public realm and associated works (Ref. P/2022/0725)".

A number of prior to commencement, prior to occupation and compliance conditions were attached to the planning permission and separate applications have been made to discharge the prior to commencement conditions.

This application seeks to remove condition 3 which is worded as follows:

The number of spectators using the development shall not exceed 4,900. For the avoidance of doubt, this applies to all football and non-football events held at the Racecourse.

The reason for the condition is as follows:

In the interests of protecting River Dee and Bala Lake Special Area of Conservation in accordance with policy EC6 of the Wrexham Unitary Development Plan and Technical Advice Note 5: Nature Conservation and Planning.

It is clear that use of the Kop Stand at its full capacity is supported, subject to addressing the matters raised by Welsh Water. It is timely to remove this condition because the Five Fords Waste Water Treatment Facility (WWTF) has been granted a permit by NRW. This means there is existing capacity with the WWTF. This means that the Racecourse Ground's redeveloped Kop Stand will be able to hold the 5,500 spectators that it has been designed and approved for.

The following documents and plans are submitted as part of the application:

- Application form

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- Covering letter; and
- Site Location Plan.

Payment for the application has been made via the Planning Portal. The Planning Portal reference number is: PP-12407931.

Context

It is important to recognise the proportionality of the matters to which the Condition 3 restrictions applied.

It is acknowledged that the previous capacity of the Kop Stand was evidenced at 4,900, so the restrictions only related to the net increase of 600. This would only apply to event days, and clearly would only relate to part of those days (i.e. short time before, then during and then shortly after an event). The Kop stand is also identified for "home" supporters, a large proportion of whom are from the local area (and thus already in the catchment).

In these circumstances it is clear that the actual impact is extremely low, and the restriction was imposed largely as a general embargo approach as opposed to identified concerns with the Kop Stand per se. Nevertheless, given the changes to the permitting then securing the removal of the restrictive condition to allow full capacity occupation is timely.

Should you require any further information on the application, please do not hesitate to contact me, otherwise I look forward to confirmation that the application has been received at the earliest opportunity.

Yours faithfully

A handwritten signature in purple ink that reads "Savills".

Portia Banwell
Associate