

APPLICATION NO:
P/2023/0907

LOCATION:
THE RACECOURSE MOLD ROAD
WREXHAM
LL11 2AH

DATE RECEIVED:
19/12/2023

COMMUNITY:
Rhosddu

CASE OFFICER:
GH1

WARD:
Grosvenor

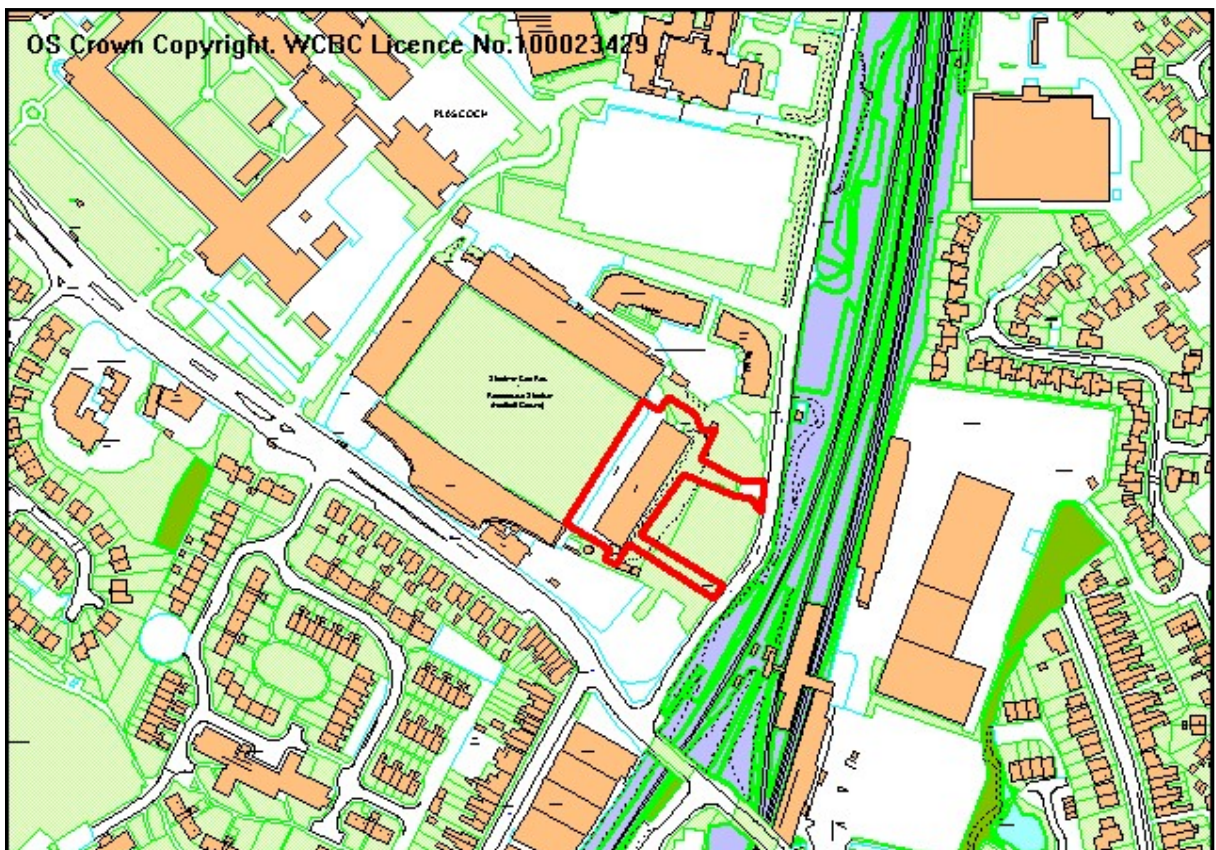
DESCRIPTION:
CODI EISTEDDLE DROS DRO
(CAPASITI 2,289) GYDA LLE
YCHWANEGOL I 20 O GADEIRIAU
OLWYN (ÔL-WEITHREDOL) /
ERECTION OF TEMPORARY STAND
(CAPACITY 2,289) WITH
ADDITIONAL 20 WHEELCHAIR
SPACES (IN RETROSPECT)

AGENT NAME:
PORTIA BANWELL

APPLICANT(S) NAME:
WREXHAM ASSOCIATION
FOOTBALL CLUB LIMITED

THE SITE

The application site relates to an area of land at The Racecourse which formerly contained The Kop Stand, which has since been demolished.



PROPOSAL

Full planning permission is sought in retrospect for the erection of a temporary stand on the site of the former Kop Stand. The seating capacity of the temporary stand as erected is 2289, together with 20 additional wheelchair spaces. The stand measures approximately 70 metres in length, 17 metres in depth and has a total height of approximately 10.5 metres above ground-level. The stand is clad in dark grey mesh. Access to the stand is gained via two 'access arms' which cross the adjacent land for access to be provided via Crispin Lane, to the east.

PLANNING HISTORY

History directly relevant to the Racecourse since 2000:

P/2022/0515 PRIOR NOTIFICATION OF DEMOLITION OF BUILDINGS;
Decision: Prior approval not required; Date: 24/06/2022

P/2022/0548 ERECTION OF FREESTANDING AND STAND MOUNTED
FLOODLIGHTS (AND ASSOCIATED WORKS); Decision:
Granted; Date: 19/10/2022

P/2022/0686 ALTERATIONS TO EXISTING STAND TO INCLUDE
ERECTION OF FIRE ESCAPE, NEW TICKET OFFICE
WINDOWS AND EXTERNAL RAMPS; Decision: Granted; Date:
15/09/2022

P/2022/0725 KOP DEVELOPMENT FOR 5,500 SPECTATOR SEATS,
INCLUSIVE OF A 500 CAPACITY HOSPITALITY AREA, WITH
A 600 CAPACITY NON-MATCH DAY EXHIBITION SPACE,
NEW PUBLIC REALM AND ASSOCIATED WORKS; Decision:
Granted; Date: 12/01/2023

P/2023/0247 DISCHARGE OF CONDITIONS 4 (CONSTRUCTION
MANAGEMENT PLAN), 5 (CONTAMINATION) AND 9 (PILING)
OF PLANNING PERMISSION P/2023/0776; Decision: Granted;
Date: 01/03/2024

P/2023/0248 VARIATION OF CONDITION 7 (CONTAMINATION) OF
PLANNING PERMISSION P/2022/0725 TO AMEND
CONDITION WORDING; Decision: Granted; Date: 23/06/2023

P/2023/0325 DISCHARGE OF CONDITION 11 (DRAINAGE) OF PLANNING
PERMISSION P/2023/0248; Decision: Approved; Date:
25/09/2023

P/2023/0675 NON MATERIAL AMENDMENT TO REMOVE CONDITION 3
(CAPACITY) OF P/2023/0248; Decision: Refused; Date:
30/10/2023

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P/2023/0776 REMOVAL OF CONDITION 3 (PROPOSED KOP STAND SPECTATOR CAPACITY) OF PLANNING PERMISSION P/2023/0248; Decision: Granted; Date: 09/01/2024

Other relevant planning history relating to the wider Racecourse site since 2000:

P/2006/0443 OUTLINE APPLICATION FOR DEMOLITION OF EXISTING EAST STAND AND EXISTING CAR SHOWROOM TO FACILITATE A MIXED USE DEVELOPMENT COMPRISING PRIVATE RESIDENTIAL APARTMENTS, STUDENT ACCOMMODATION UNITS, RETAIL, SITE FOR NEW STAND AND ASSOCIATED WORKS; Decision: Granted; Date: 05/06/2006

P/2007/0125 SUBMISSION OF RESERVED MATTERS PURSUANT TO OUTLINE PLANNING PERMISSION REF NO. P/2006/0443 PROVIDING FOR A MIXED USE DEVELOPMENT COMPRISING PRIVATE RESIDENTIAL APARTMENTS, STUDENT ACCOMMODATION UNITS, RETAIL, SITE FOR NEW STAND AND ASSOCIATED WORKS; Decision: Disposed Of; Date: 13/10/2023

P/2008/0164 CHANGE OF WORDING OF CONDITION NO. 15 OF PLANNING PERMISSION P/2006/0443 TO STATE THE FOLLOWING:
NO PART OF THE DEVELOPMENT (EXCEPT FOR THE PROPOSED STUDENT ACCOMMODATION) SHALL BE OCCUPIED UNTIL TRAFFIC SIGNALS HAVE BEEN INSTALLED AND ARE OPERATIONAL AT CRISPIN LANE/MAESGWYN ROAD/MOLD ROAD JUNCTION AND THESE CO-ORDINATED WITH THE SIGNS AT MOLD ROAD/REGENT STREET; Decision: Disposed Of; Date: 13/10/2023

P/2008/1295 OUTLINE APPLICATION FOR ERECTION OF STUDENT BEDROOM DEVELOPMENT AND ACCESS ROAD, PARKING AND LANDSCAPING AND DEVELOPMENT OF EAST STAND/MULTI FUNCTION ARENA; Decision: Granted; Date: 06/04/2009

P/2008/1296 ERECTION OF 521 STUDENT BEDROOM DEVELOPMENT / CONSTRUCTION IN TWO BLOCKS, TOGETHER WITH ACCESS ROAD, PARKING AND LANDSCAPING; Decision: Granted; Date: 04/04/2009

P/2018/0672 OUTLINE APPLICATION FOR STUDENT ACCOMMODATION FACILITY OF UP TO 197 BED SPACES, PARKING AND LANDSCAPING; Decision: Granted; Date: 01/07/2019

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P/2021/0969 TYNNU AMOD 9 CANIATAD CYNLLUNIO P/2018/0672 /
REMOVAL OF CONDITION 9 OF PLANNING PERMISSION
P/2018/0672; Decision: Withdrawn; Date: 17/12/2021

P/2021/1195 TYNNU AMOD 09 AC AMRYWIAD 09 (PRFFYRDD) A
AMRYWIO AMODAU 02 A 03 CANIATAD CYNLLUNIO
P/2018/0672 I YMESTYN TERFYN AMSER AR GYFER
CYFLWYNO MATERION A GADWYD YN OL A CHYCHWYN
DATBLYGIAD / REMOVAL OF CONDITION 09 (HIGHWAYS)
AND VARIATION OF CONDITIONS 02 AND 03 OF PLANNING
PERMISSION P/2018/0672 TO EXTEND TIME LIMIT FOR TO
SUBMISSION OF RESERVED MATTERS AND
COMENCEMENT OF DEVELOPMENT; Decision: Pending

P/2022/0551 MATERION A GADWYD YN OL YN DILYN CANIATAD CAIS
AMLINELLOL P/2018/0672 (MYNEDIAD, YMDDANGOSIAD,
TIRLUNIO, CYNLLUN A GRADDFA) – ADEILADU LLETY I
FYFYRWYR - 197 O WELYAU / RESERVED MATTERS
PERSUANT TO OUTLINE PLANNING PERMISSION
P/2018/0672 (ACCESS, APPEARANCE, LANDSCAPING,
LAYOUT AND SCALE) – ERECTION OF STUDENT
ACCOMMODATION - 197 BEDS; Decision: Approved; Date:
25/04/2023

P/2023/0431 FORMATION OF CELLAR ROOM; Granted; Date: 15/09/2023

P/2023/0706 ADVERTISEMENT CONSENT FOR 4 SIGNS; Decision:
Granted; Date: 11/12/2023

P/2023/0707 ADVERTISTMENT CONSENT FOR 6 FASCIA SIGNS (NON-
ILLUMINATED) (IN RETROSPECT); Decision: Granted; Date:
11/12/2023

DEVELOPMENT PLAN

Future Wales: The National Plan 2040

Adopted Wrexham Local Development Plan:

Located within Wrexham Settlement and identified as a Regional Sports Stadium. Policies SP2, SP7, SP11, SP12, SP13, SP14, SP15, SP18, SP19, NE1, NE6, DM1, CF3, T1 and T2 are of relevance.

Wrexham Local Planning Guidance Notes:

The following are of relevance:

15 – Cycling

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- 16 – Parking Standards
- 30 – Design
- 32 – Biodiversity & Development

RELEVANT NATIONAL PLANNING POLICY

Planning Policy Wales (Edition 12)
Technical Advice Note 5: Nature Conservation & Planning
Technical Advice Note 11: Noise
Technical Advice Note 12: Design
Technical Advice Note 18: Transport
Technical Advice Note 23: Economic Development
Technical Advice Note 24: The Historic Environment

CONSULTATIONS

Rhosddu Community Council

Notified 16/01/2024. No response received.

Local Member - Councillor Marc Jones

Notified 16/01/2024. No response received.

Dwr Cymru Welsh Water

No objections subject to advisory notes. It is confirmed that Five Fords WwTW has a revised Environmental Permit and has sufficient capacity to accommodate the foul flows from the development.

Network Rail

No objections in principle to the development.

Natural Resources Wales

No objections raised.

Advises the application site is located within the catchment of the River Dee and Bala Lake SAC, and that the Local Planning Authority must consider the phosphorous impact of the development on water quality within the SAC river catchment. Advises that the Local Planning Authority will need to determine whether the development has a significant effect on the SAC. Confirms that it is for the Council to ultimately determine the suitability of foul drainage arrangements for the proposed development.

CADW

No objections raised.

Advises that several designated historic assets are located within a 1km radius of the application site, but that the development does not have any impact upon the setting of the designated assets.

North Wales Police

Consulted 24/01/2024. No response received.

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Flood & Water Management Team

Consulted 24/01/2024. No response received.

Public Protection Officer

No objections raised subject to noise levels being controlled by condition.

It is noted the overall noise levels are similar to those from the consented permanent Kop Stand scheme.

Contaminated Land Officer

No objections raised.

It is advised that given the temporary stand is sited on an area of hardstanding, and does not include public realm areas, there are no relevant contaminated land issues associated with the development and no conditions are required.

Highway Officer

No objections raised.

Ecology & Biodiversity Officer

No objections subject to a condition in relation to net benefit for biodiversity.

Whilst it would be preferable for the foul drainage facilities to be connected to the public sewerage network, given the temporary nature of the development, this is not feasible and a condition could also be imposed to ensure that the disposal of the foul waste is to a suitable wastewater treatment works with a revised Environmental Permit and capacity within the phosphorus limit.

Conservation Officer

No objections raised.

Arboricultural Officer

Consulted 23/01/2024. No response received.

Press Notice

Expired: 21/02/2024.

Site Notice

Expired: 14/02/2024.

Public Representations

The owners/occupiers of 12 nearby properties/businesses were notified on 24/01/2024. One public representation has been received at the time of writing, confirming support for the development.

SPECIAL CONSIDERATIONS

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The principal issues to be considered relate to the principle of development, the design and visual impact, any effects upon neighbouring residents, highway safety, ecology and biodiversity issues, drainage and the impact upon the historic environment.

Principle of Development: The temporary stand has been erected in-place of the permanent stand consented as part of planning permission P/2022/0725 (later revised as part of planning permission P/2023/0776), whilst preparations are made for its development and construction.

Given that the temporary stand as erected replaces the former Kop Stand and is a temporary solution prior to the construction of the consented stand, it is considered the principle of development is acceptable in accordance with the requirements of Policies SP2, CF3 and DM1 of the Local Development Plan.

Design/Visual Impact: The temporary stand sits within the wider Racecourse site, adjacent to the Main and Mold Road Stands, and is visible from public vantage points along Crispin Lane and Mold Road.

When compared to the scheme consented as part of planning application P/2022/0725, the temporary stand as erected is of a dramatically smaller scale and is thus not as prominent visually within the application site's locality.

The stand is considered to be of a utilitarian design, and does not offer high quality design features, however noting that it is of a temporary nature, this is considered to be acceptable, and would not cause any long-term harmful visual impact upon the character of the Racecourse site, nor that of the surrounding area. A suitably worded condition is included within the recommendation to secure the removal of the stand structure and any supporting infrastructure from the site within a period of one year from the date of any permission granted, in the interests of the visual amenities of the locality. The Applicant has confirmed their agreement to such a condition.

Whilst it is therefore considered the design of the stand would be not appropriate as a permanent addition to the site, given that the stand is of a temporary nature, it is deemed the development is acceptable in visual terms, in accordance with the requirements of Policies SP12 and DM1 of the Local Development Plan.

Residential Amenity/Privacy: The nearest residential dwellings to the application site lie approximately 50 metres to the south, on the opposite side of Mold Road. Several blocks of student accommodation also lie approximately 50 metres to the north of the application site.

Noting the distance to the neighbouring residential properties, it is considered the development does not cause any adverse impact upon residential privacy or amenity. Indeed, taking into account the separation distances involved, and when comparing the temporary stand to the permanent stand benefitting from extant planning permission, it is considered there is no detrimental impact upon living conditions associated with the development.

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In terms of noise impacts, the application is accompanied by a Noise Technical Note, which compares to the noise levels associated with the temporary stand with those of the consented replacement Kop Stand development. The submission concludes that whilst there may be marginal differences in the noise impacts associated with the temporary stand due to its differing design, the overall noise impacts associated with the two developments are similar. Having reviewed the submitted information, the Council's Public Protection Officer has not raised any objections. Given that no material differences in noise levels are generated by occupiers of the temporary stand when compared to the anticipated levels associated with the consented scheme, it is not considered necessary to attach the condition recommended by the Public Protection Officer in terms of noise generation.

In light of the above, it is considered that the temporary stand does not cause any unacceptable impacts upon the privacy and amenity of neighbouring residential occupiers over and above the scheme consented as part of planning application P/2022/0725. The impacts are therefore considered to be acceptable.

Highway Safety: The below table from the Applicant's submitted Transport Technical Note offers a comparison between the temporary stand development and the consented scheme in terms of highways, parking and

Table 3-1 – Comparison of Temporary Proposals with Consented Development

Feature	Consented Development	Temporary Stand Proposals
Seats	5,500 seats.	2,289 seats plus space for 20 additional wheelchairs.
Hospitality / exhibition space	500 person hospitality area / 600 person non-match day exhibition space.	None.
On-site parking	No changes to existing car park provision.	
Pedestrian access	A new entrance is proposed from Crispin Lane, otherwise no significant changes to access by foot.	Pedestrians will use the existing entrance from Crispin Lane. The route to the stand will be tarmacked and tickets will be checked close to the temporary stand, so as to minimise queuing on Crispin Lane. (There will be no vehicular access via this route.)
Cycle access	No changes to the cycle parking facilities.	
Rail and bus access	No significant changes to access by public transport.	

access arrangements:

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In light of the reduced scale and capacity of the temporary stand compared to the consented permanent Kop replacement, and noting the above access arrangements and a lack of any objections from the Highway Officer, it is considered the development does not cause any detrimental impact upon highway safety within the vicinity of the application site.

Thus, taking into account the 'fallback position' of the permitted scheme, it is considered the development is compliant with the requirements of Policies T1, T2 and DM1 (Criterion vi) of the Local Development Plan.

Ecology: The application has not been accompanied by any supporting ecology information. Nevertheless, noting the relatively recent demolition of the former kop stand and surrounding development, it is considered that the erection of the temporary stand has not impacted on any protected species. Both the Council's Ecology Officer and Natural Resources Wales are satisfied in this regard.

The Ecology Officer has, however, raised that net biodiversity benefit measures should be secured by way of a condition attached to any grant of consent. Notwithstanding the temporary nature of the development, Policy 9 of Future Wales and Chapter 6 of Planning Policy Wales are explicit in requiring suitable net biodiversity benefit measures to be secured as part of all development proposals. Therefore, given that no measures have been submitted as part of the application, it is appropriate for these to be secured by way of condition.

Therefore, subject to suitable biodiversity net benefit measures being secured by condition, it is considered the development is acceptable in this regard, in compliance with Policy SP14 of the Local Development Plan.

Foul Drainage/Phosphates: The development is not served by the public sewerage network, but is instead served through the use of portable toilets with self-contained foul tanks, discharged off-site through the use of licensed waste carriers at Ellesmere Port Wastewater Treatment Works. A Wastewater Management Statement has been submitted in support of the application to confirm the foul drainage arrangements for the development.

Whilst it is noted that in ordinary circumstances, the use of what are essentially portaloos would not be supported because the final destination of the wastewater cannot be adequately controlled by the planning system, on this occasion, due to the temporary nature of the development (which will be secured by condition), it is considered that the short-term use of portaloos, and the disposal of the waste at a licensed WWTW with an Environmental Permit is acceptable without causing a likely significant effect upon the integrity of the River Dee and Bala Lake SAC.

Natural Resources Wales has been consulted and has not raised any objections or concerns with the Local Planning Authority's view on this matter. Similarly, the Council's Ecology Officer has not raised any objections to the foul drainage arrangements.

In light of the above, it is considered the development can be screened out as not likely to cause a significant effect upon the integrity of the river SAC, subject to a suitably worded condition attached to any permission granted to secure adherence to the submitted Wastewater Management Statement for the lifetime of the development.

Therefore, the development is considered to be compliant with the requirements of Policies NE1 and NE6 of the Local Development Plan.

Historic Environment:

Setting of Listed Buildings

Several Grade II Listed Buildings lie within the application site's vicinity; principally to the east of the site at Wrexham General Train Station and to the west at Wrexham University. Upon consultation, the Conservation Officer raises no objections to the development; noting that it is only to be in-situ temporarily until the construction of the permanent stand. Given the temporary nature of the stand and the comments received from the Conservation Officer, it is considered the development does not cause any harmful impact upon the setting of the nearby listed buildings, in accordance with TAN 24 and Policy SP15 of the Local Development Plan.

Setting of Scheduled Monument

Wat's Dyke at Crispin Lane Scheduled Monument lies approximately 120 metres to the north-east of the application site. Upon consultation, CADW notes that the development relates to the provision of a temporary stand in-place of a previous stand; with views between the scheduled monument and the application site largely obscured by intervening built development. Thus, CADW considers that the development does not change the way that the monument had been or will be experienced, understood, and appreciated. Consequently, CADW considers that the development does not impact upon the setting of the scheduled monument, and therefore the development is compliant with the requirements of TAN 24 and Policy SP15 of the Local Development Plan.

CONCLUSION

The application proposes an acceptable form of temporary development which does not cause any long-term adverse visual impacts, nor any detrimental impacts in terms of neighbouring amenity/privacy, highway safety, ecology or the historic environment. The development is thus deemed to be compliant with the requirements of Policies SP2, SP7, SP11, SP12, SP13, SP14, SP15, SP18, SP19, NE1, NE6, DM1, CF3, T1 and T2 of the adopted Wrexham Local Development Plan (2013-2028). The recommendation is consequently to grant temporary planning permission for the development subject to the below conditions.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

1. The stand, together with any associated plant and infrastructure, shall be removed entirely from the site on or before the expiration of one calendar year from the date of this permission.

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 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.
