

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	Code Number	WRR P/2022/0725
Agent	SAVILLS MR CHRIS POTTS 2 KINGSWAY CARDIFF CF10 3FD	Date Received	04/08/2022
		Decision Date	12/01/2023

Town and Country Planning Act, 1990

Location of application

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

Description of application

DATBLYGU'R KOP AR GYFER 5,500 O SEDDI I WYLWYR, YN CYNNWYS ARDAL LLETYGARWCH I HYD AT 500 O BOBL, GYDA CHAPASITI I 600 AR GYFER GOFOD ARDDANGOS NAD YW AR DDIWRNOD GEM, PARTH CYHOEDDUS NEWYDD A GWAITH CYSYLTIEDIG / 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

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

Revision	Date	Description of Decision
0	12/01/2023	Planning permission issued

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

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.
2. The development shall be carried out in strict accordance with the following plans and documents:
WRX-AFL-ZZ-ZZ-DR-A-00100 Revision P4 Site Location Plan
WRX-AFL-ZZ-ZZ-DR-A-00101 Revision P8 Proposed Site Plan
WRX-AFL-Z4-ZZ-DR-A-00135 Revision P5 Proposed Roof Plan
WRX-AFL-ZZ-ZZ-DR-A-00200 Revision P4 Proposed Elevations
WRX-AFL-Z4-ZZ-DR-A-00135 Revision P5 Proposed Roof Plan

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WRX-AFL-Z4-00-DR-A-20110 Revision P7 GA, Level 0, Plan, Concourse/Exhibition.

WRX-AFL-Z4-01-DR-A-20111 Revision P7 GA, Level 1, Plan, Office.

WRX-AFL-Z4-02-DR-A-20112 Revision P7 GA, Level 2, Plan, Hospitality

WRX-AFL-ZZ-ZZ-DR-A-00209 Revision P3 Relocated Facilities from Existing Stands to New Stand.

WRX-AFL-Z4-00-DR-A-20136 Revision P2 Proposed toilet and concessions building

WRX-AFL-Z4-ZZ-DR-A-20130 Revision P7 GA Section

WRX-AFL-Z4-ZZ-DR-A-20200 Revision P6 GA Elevations

Interim Travel Plan (Ramboll) dated July 2002

3. 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.

4. No part of the spaces referred to as Concourse/Exhibition on drawing no. WRX-AFL-Z4-00-DR-A-20110 Revision P7 and Hospitality Lounge on drawing no. WRX-AFL-Z4-02-DR-A-20112 Revision P7 shall be used at any time other than when football matches and other sporting events are held at The Racecourse.

5. No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:

- i. hours of working
- ii. the parking of vehicles of site operatives and visitors;
- iii. loading and unloading of plant and materials;
- iv. storage of plant and materials used in constructing the development;
- v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from construction works.

6. No development or phase of development, shall commence until the following components of a scheme to deal with the risks associated with contamination at the site, has been submitted to and approved in writing by the Local Planning Authority.

i. A preliminary risk assessment which has identified:

- all previous uses;
- potential contaminants associated with those uses;

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- a conceptual model of the site indicating sources, pathways and receptors; and
- potentially unacceptable risks arising from contamination at the site.

ii. A site investigation scheme, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

iii. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

iv. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

The remediation strategy and its relevant components shall be carried out in accordance with the approved details.

7. Prior to commencement of development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

8. Prior to the occupation or operation of the development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- Details of the methods and triggers for action to be undertaken
- Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is not required;
- Timescales for submission of monitoring reports to the LPA e.g., annually;

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- Details of any necessary contingency and remedial actions and timescales for actions; and
- Details confirming that the contingency and remedial actions have been carried out.

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

9. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

10. No development or phase of development, shall commence until details of piling or any other foundation designs using penetrative methods sufficient to demonstrate that there is no unacceptable risk to groundwater have been submitted to and approved in writing by the Local Planning Authority. The piling/foundation designs shall be implemented in accordance with the approved details.

11. No infiltration of surface water drainage into the ground at the proposed Wrexham FC Kop stand location is permitted other than with the express written consent of the Local Planning Authority, which may be given for those parts of the site where it has been demonstrated that there is no resultant unacceptable risk to controlled waters. The development shall be carried out in accordance with the approved details.

12. Prior to their use on the development samples of all external facing and roofing materials shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

13. Before the development hereby permitted is substantially complete a scheme of public realm works, to include details of hard and soft landscaping shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter.

14. Before the development hereby permitted is substantially complete a scheme of net biodiversity benefit shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The details shall include a scheme of long term management and maintenance. The approved measures for biodiversity gain shall thereafter be permanently retained and management and maintained in accordance with the approved scheme of long term management and maintenance

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15. No part of the development shall be used until a scheme of Public Realm Management Plan (PRMP) has been submitted to and approved in writing by the Local Planning Authority. The PRMP shall include, but not be limited to:

Details of how public access to the external public realm areas will be managed when football and non-football events are held at the Racecourse; Details of any proposed Hostile Vehicle Management (HVM) migration zones. The PRMP shall be implemented in full when all football and non-football events are held at The Racecourse.

16. Before the development hereby permitted is first used, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include but not be limited to:

- i. Measures to reduce the impact of vehicle movements on the operation of Junction 5 of the A483 on match days and non-match day events (e.g staggering of events times);
- ii. Measures to encourage sustainable transport options and reduce the need to travel to and from the football and non-football events held at the site by private motor vehicle; and
- iii. The timing for the implementation of such measures.
- iv. A scheme of annual monitoring or a period of 5 years to be undertaken on the anniversary of the first use of the stadium.

The development shall be undertaken in accordance with the approved Travel Plan. Annual monitoring reports shall be submitted to the Local Planning Authority within one month of their completion along with details of changes to the Travel Plan in light of the findings of the annual monitoring reports.

17. The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Method for rating and assessing industrial and commercial sound.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. This is a non-standard reason
3. In the interests of protecting River Dee and Bala Lake Special Area of Conservation in accordance with policy EC6 of the Wrexham Unitary

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Development Plan and Technical Advice Note 5: Nature Conservation and Planning.

4. In the interests of protecting the River Dee and Bala Lake Special Area of Conservation in accordance with policies GDP1 and EC6 of the Wrexham Unitary Development Plan and Technical Advice Note 5: Nature Conservation and Planning

5. In the interests of highway safety and the amenity of nearby residents in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

6. To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination. At this stage it is not possible to determine whether or not contamination and hence remediation may be warranted until such time as a site investigation has been performed.

7. To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

8. A long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on controlled waters.

9. To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

10. Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

11. To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

12. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

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13. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies GDP1 and PS2 of the Wrexham Unitary Development Plan.

14. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 11

15. In the interests of public safety and to promote safe pedestrian access and egress to the development in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

16. To support a reduction in dependency on the motor vehicle in accordance with Policies GDP1 and PS4 of the Wrexham Unitary Development Plan.

17. To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.



David Fitzsimon
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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