

11 April 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 AMEND THE WORDING OF CONDITION 7 OF APPLICATION REF. 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 a separate application has been made to discharge the prior to commencement conditions (5 – construction method statement, 6 - risk of contamination and 10 - details of piling) before a start on site.

This application seeks to vary the wording of condition 7 so it is triggered "prior to occupation" rather than "prior to commencement".

Currently, condition 7 is worded as follows:

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.

The reason for the condition is as follows:

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

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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.

We are proposing that the wording is changed to the following as part of this application:

Prior to occupation of the 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.

The rationale for this change is because the Verification Report cannot be completed until the recommendations in the Contamination Report (condition 6) have been followed which contains a Verification Plan. The purpose of condition 7 is to ensure the recommendations of the Contaminated Land Report.

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

- Application form
- Covering letter; and
- Site Location Plan.

Payment for the application has been made via the Planning Portal. The Planning Portal reference number is: PP-12085377.

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