

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	MR JONATHAN FORD FOOTBALL ASSOCIATION OF WALES	Code Number	GRE P/2018/0194
Agent	MR KEITH O'HANLON LAWRAY ARCHITECTS THE BYRE CROESNEWYDD HALL WREXHAM LL13 7YP	Date Received	09/03/2018
		Decision Date	14/05/2018

Town and Country Planning Act, 1990

Location of application

COLLIERS PARK, WREXHAM AFC TRAINING GROUND, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PW

Description of application

ALTERATIONS AND EXTENSION TO EXISTING FACILITY TO CREATE NATIONAL FOOTBALL DEVELOPMENT CENTRE (D2) AND EDUCATIONAL FACILITY (D1) INCLUDING REPLACEMENT PITCHES AND FLOODLIGHTING AND ASSOCIATED EXTERNAL WORKS, EXTERNAL STORE AND CONTAINERS AND ACCESS ARRANGEMENTS.

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

EC1	Green Barriers
EC13	Surface water run-off
EC4	Hedgerows, Trees and Woodland
GDP1	Development objectives
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	14/05/2018	Planning permission issued
1	09/07/2018	Approval of detail reserved by conditions 4, 10, 11 and 17.
2	25/07/2018	Approval of non-material amendment detailing reduction in floor area and alteration of roof shape (P/2018/0521 refers).
3	06/09/2018	Approval of detail reserved by condition 7.

Applicant MR JONATHAN FORD
FOOTBALL ASSOCIATION
OF WALES

Code Number GRE P/2018/0194

Agent MR KEITH OHANLON
LAWRAY ARCHITECTS
THE BYRE
CROESNEWYDD HALL
WREXHAM
LL13 7YP

Date Received 09/03/2018

Decision Date 14/05/2018

4	29/01/2019	Approval of non-material amendment detailing reduction of one parking space to allow for installation of sub-station. (P/2019/0020 refers).
5	07/05/2019	Approval of non-material amendment detailing overcladding and rendering of existing building . (P/2019/0295 refers).

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 only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:-
 - CPW-LAW-X-X-DSP-AR-910001 Rev T1 - SITE LOCATION PLAN
 - CPW-LAW-X-X-DSP-AR-919191 Rev T2 - PROPOSED SITE PLAN
 - CPW-LAW-X-X-DFP-AR-061101 Rev T2 - PROPOSED GROUND FLOOR PLAN
 - CPW-LAW-X-X-DFP-AR-061102 Rev T2 - PROPOSED FIRST FLOOR PLAN
 - CPW-LAW-X-X-DFP-AR-062101 Rev T1 - PROPOSED ELEVATIONS ONE
 - CPW-LAW-X-X-DFP-AR-062102 Rev T1 - PROPOSED ELEVATIONS TWO
 - SK11 - STEEL FRAME METAL CLAD PITCH MAINTENANCE & FOOTBALL EQUIPMENT STORAGE BUILDINGS
 - SK07 - FLOODLIGHTING LAYOUT
 - EXTERNAL PITCH FLOODLIGHTING REV 3 DATED 07.03.18
 - SK01 - PITCH LAYOUT
 and as contained within the application documentation.

Non-material amendment: Reduction in floor area and alteration to roof shape.
Reference Number: P/2018/0521
By: Wrexham County Borough Council
Approved Details: Amended drawings as detailed on file reference P/2018/0521.

Non-material amendment: Reduction of one parking space to allow for installation of sub-station.
Reference Number: P/2019/0020

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By: Wrexham County Borough Council

Approved Details: Amended drawings as detailed on file reference P/2019/0020.

Non-material amendment: overcladding and rendering of existing building.

Reference Number: P/2019/0295

By: Wrexham County Borough Council

Approved Details: Amended drawings as detailed on file reference P/2019/0295.

3. Prior to the first use of the development hereby approved, all drainage shall be laid out, connected and maintained in accordance with the detail contained in the following drawings and documentation:-

- 3829 EW03 Rev A - PROPOSED DRAINAGE LAYOUT ZONE A
- 3829 EW04 Rev A - PROPOSED DRAINAGE LAYOUT ZONE B
- 3829 EW05 Rev A - PROPOSED DRAINAGE LAYOUT ZONE C
- 3829 EW06 Rev A - PROPOSED DRAINAGE LAYOUT OVERALL
- 3829 EW07 - PROPOSED AREAS DRAWING
- 3829 EW08 - PROPOSED KRBING SURFACING & WHITE LINING LAYOUT ZONE A
- 3829 EW09 - PROPOSED KRBING SURFACING & WHITE LINING LAYOUT ZONE B
- 3829 EW10 - PROPOSED DRAINAGE DETAILS
- Report 3829 - Drainage Strategy

4. Notwithstanding the details contained in the approved plans and documentation, prior to their erection, elevation details of the following shall be submitted to and approved in writing by the local planning authority:-

- All permanent and moveable ball stop rigid fencing and netting;
- All spectator stands;
- All camera gantries;
- Irrigation Tanks and Pumps

The development shall only be carried out in accordance with the detail as may be approved and shall be retained in this condition thereafter.

Date Approved: 09/07/2018

Reference Number: P/2018/0459

By: Wrexham County Borough Council

Approved Details:

- Proposed fence and ball stop netting elevations dwg. SK15

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- Document titled Colliers Park – Planning Consent Information Rev A dated 02/05/2018

5. The site shall only be used for an association football training ground and sports education facility and for no other purpose (including any other purpose in Classes D1 or D2 of the Schedule to the Town and Country Planning (Use Classes Order) 1987, as amended or in any provision equivalent to that Class in any statutory instrument and re-enacting that Order with or without modification).

6. At no time shall there be in excess of 200 people on the site including players, coaches, other training centre officials or employees, spectators or other visitors, but excluding any representative of the local planning authority or member of the police force present in an official capacity.

7. Prior to construction of any part of the building(s) hereby approved a material sample board shall be prepared on site for the written approval of the Local Planning Authority. The development shall only be carried out in strict accordance with such details as are approved.

Date Approved: 06/09/2018

Reference Number: P/2018/0686

By: Wrexham County Borough Council

Approved Details: Photographs of sample bricks.

- White render;
- Blockleys Synthesis S15 brick
- Forterra Dark Tame Valley brick
- Grey window frames
- Grey insulated roof material

8. No trees or hedges shall be removed from the site other than those specifically referred to in the approved report of S. Shields dated 23.11.2017 reference AIA/CPG/11/17 or on approved drawing SK12 - TREE REMOVAL PLAN.

9. The development shall be carried out in accordance with the measures outlined in the approved Arboricultural Impact Assessment of S. Shields dated 23.11.2017 reference AIA/CPG/11/17 and drawing number CPG/TPP/11/17/01 - TREE PROTECTION PLAN.

10. No part of the development shall commence until full details for the arboricultural supervision of tree protection measures and any ground works

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within retained tree(s) Root Protection Areas, as specified by BS5837:2012 or as shown on a Tree Protection Plan have been submitted to and approved in writing by the Local Planning Authority. The supervisory works shall be carried out in strict accordance with the details as approved.

Date Approved: 09/07/2018

Reference Number: P/2018/0459

By: Wrexham County Borough Council

Approved Details: Schedule of Arboricultural Supervision prepared by SJA Shields dated 05/06/2018

11. No development shall commence until a Biosecurity Risk Assessment has been submitted to and approved in writing by the local planning authority by the local planning authority. The development shall be carried out in accordance with any recommendations that may result from the exercise.

Date Approved: 09/07/2018

Reference Number: P/2018/0459

By: Wrexham County Borough Council

Approved Details: Biosecurity Risk Assessment of Tyrer Ecological Consultants dated 29/05/2018

12. No floodlights shall be operational between the hours of 2000 and 0600 from 1 April and 30 September unless otherwise agreed in writing by the local planning authority.

13. The development shall be carried out in accordance with the measures outlined in the approved Preliminary Ecological Appraisal of The Tyrer Partnership dated 10.11.2017.

14. Prior to first use of the development hereby approved the vehicular access shall provide visibility splays of 2.4 metres x 120 metres to the south measured to the nearside edge of the adjoining highway, and 2.4 metres x 75 metres to the north measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway. The splays shall thereafter be permanently retained clear of any such obstruction to visibility.

15. Prior to the first use of the development hereby approved, all parking and turning areas shall be fully surfaced and lined in accordance with the detail as shown on drawing number CPW-LAW-X-X-DSP-AR-919191 Rev T2 -

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PROPOSED SITE PLAN. These areas shall be retained in this condition thereafter.

16. Prior to the first use of the development, a pedestrian access shall be installed to the site adjacent to the existing bus stop as shown on drawing number CPW-LAW-X-X-DSP-AR-919191 Rev T2 - PROPOSED SITE PLAN. This gate shall be retained thereafter and remain available for pedestrian use during all opening hours of the facility.

17. No part of the development shall commence until a Construction Traffic Management Plan including provisions for contractor parking has been submitted to and approved in writing by the Local Planning Authority and the Plan as is approved has been fully implemented.

Date Approved: 09/07/2018

Reference Number: P/2018/0459

By: Wrexham County Borough Council

Approved Details:

- Traffic Management Plan of CLS Sports dated 01/06/2018 (Issue 1)
- Read Construction Traffic Management Plan dated 16/04/2018
- Site Access Plan pre-September CPW-LAW-X-X-DSP-AR-910101 Rev T1
- Site Access Plan post-September CPW-LAW-X-X-DSP-AR-910101 Rev T1

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.
2. To define the scope of the planning permission
3. To ensure the proper drainage of the site.
4. To define the terms of the planning permission and in the interests of the wider amenity of the area.
5. In the interests of highway safety and to ensure the amenity of the neighbouring occupiers.
6. In the interests of highway safety and to ensure the amenity of the neighbouring occupiers.
7. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area.
8. In the interests of retaining habitat and in the amenity of the area.
9. To protect trees which have a significant amenity value to the area.
10. To ensure the work is carried out to accepted arboricultural practices for the long term wellbeing of the tree(s).

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11. To protect habitat at or close by to the site.
12. In the interest of protecting foraging bats.
13. In the interests of protecting existing habitat.
14. To ensure that adequate visibility is provided at the proposed point of access to the highway.
15. In the interests of highway safety.
16. In the interests of promoting sustainable and safe modes of travel to the site.
17. In the interests of highway safety.

Note(s) to applicant

Due to the potential for contamination issues as a result of historical industrial use of the land covering the site and surrounding area, should any made ground and/or contaminated be identified during the works it would be prudent to investigate the potential for such contamination and inform the Councils Contaminated Land Officer immediately. The applicant is advised to contact the Council's Environmental Protection section on 01978 315733 for further guidance.

The development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

All works relating to this development which are audible beyond the site boundary should be carried out only between 7.30 and 18.00 hrs Monday to Friday, and 08.00 to 14.00 hrs on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60, Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant should adhere to the times given above wherever possible. For

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further information and advice regarding construction noise please contact the Council's Housing and Public Protection Department on 01978 315300.



**Officer Appointed for this purpose
Head of Environment 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