



Development Control
Wrexham County Borough Council
16 Lord Street
Wrexham
LL11 1LG

Eich cyf / Your ref P/2022/0725

Ein cyf / Our ref 22/NM-5072

02 December 2022

Dear Mr M Phillips,

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES)
ORDER 2012:**

The Racecourse, Mold Road, Wrexham, LL11 2AH

Development of the Kop for 5,000 seats plus 500 capacity hospitality area, exhibition space, new public realm and associated works

Thank you for your time today to discuss the above planning application. I can advise that the Welsh Government as highway authority for the A483 trunk road directs that any permission granted by your authority shall include the following conditions:

- 1) Before the development hereby permitted is first used, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Welsh Government. 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-matchday events (e.g. staggering of events times etc.);
 - 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.



2) The applicant must include North and Mid Wales Trunk Road Agent (NMWTRA) in the Transport Working Group to directly contribute to the Match Day Access Strategy and Travel Plan.

The above conditions are included to maintain the safety and free flow of trunk road traffic.

If you have any further queries, please forward to the following Welsh Government Mailbox
NorthandMidWalesDevelopmentControlMailbox@gov.wales

Yours faithfully



Casey Dunn



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