

TECHNICAL NOTE

Project name **Wrexham AFC Kop Redevelopment**
 Project no. **1620012485**
 Client **Wrexham AFC**
 Technical Note no. **WRX-RAM-XX-XX-RP-C-00151**
 Version **1.0**
 To **Wrexham County Borough Council**

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 Approved by **PCHAP**

1 Introduction

This technical note has been produced by Ramboll to support the planning application (Ref: P/2022/0725) for the development of the Kop Stand at Wrexham Association Football Club in relation to the matter of phosphates. The below supporting points aim to clarify reasons for which we believe the phosphates criteria can be excluded from the Kop Stand development and includes the associated hospitality use, and the non-match day exhibition space.

Date 2022/10/05

2 Supporting opportunities

2.1 Kop Stand End User

The proposed development of the 5500 seated Kop Stand will be for tickets sold only to home fans. These home fans will be very largely local to Wrexham and already living within the catchment area of the River Dee. The exhibition space capacity is for 600 persons and events will not occur at the same time as match events and will be mainly used by local companies / events due to the lack of similarly available space in the area. The proposed 5500 seat Kop Stand and 600 capacity exhibition space development will therefore have a negligible impact upon the existing phosphate levels as the users are already contributing to the Five Fords Waste Water Treatment Works (WwTW) facility prior to out falling into the River Dee. This is therefore viewed as maintaining the current conditions and status quo from the existing site condition.

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2.2 Mitigation from Previous Stand

The proposed development of the 5500 seated Kop Stand and Exhibition space for 600 people replaces an existing stand that has historically seen a maximum capacity of 9000 supporters but more commonly was closer to 5000 i.e. that the capacity of the new Kop Stand is within the former capacity figures. This figure was more recently reduced voluntarily so to accommodate all fans under cover and below the roof. Combining this with the previous statement it further supports the understanding that phosphates should not be mitigated for the Kop Stand as this has already been accounted for in the Five Fords WwTW River Dee catchment.

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3 Conclusion

- Kop Stand will accommodate home fans who already live within the River Dee catchment area.
- The existing Kop Stand is already connected to the foul water system and has historically seen home supporter maximum capacity levels at 9000, though more typically closer to 5000 are accommodated.
- The proposed Kop Stand (including the exhibition space) will not negatively impact the phosphates into the River Dee as these values have already been accounted for due to users residing locally and living within the River Dee catchment area.