



**Wrexham Association
Football Club**
Kop Development
Pre Application Consultation Report
August 2022

Introduction

This report summarises the Pre-Application Consultation (PAC) undertaken in relation to the proposed development of the Kop at the Racecourse Ground, by Wrexham Association Football Club (Wrexham AFC). The document also details feedback received from Specialist and Statutory Consultees, as well as the Applicant's response to any issues raised.

The proposals

The proposals include development of the Kop to include 5,500 seats including a 500 capacity hospitality area, exhibition space, new public realm and associated works.

The importance of consultation

National and local government encourage developers to consult with local communities and stakeholders before submitting any planning application to ensure public participation in planning matters and to allow feedback to be considered by applicants before submitting an application.

Planning Policy (Wales)

The *Planning (Wales) Act 2015* requires applicants to undertake Pre-Application Consultation for major planning applications. This planning application is considered to be a 'major' development as defined in *Article 2 of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012 (DMPWO)* on schemes of 1,000 sq. m or over of floorspace and therefore a full public consultation is required.

Guidance on the requirements of Pre-Application Consultation is set out in *Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 'Guidance on Pre-application Consultation'*.

The public consultation undertaken in relation to this planning application takes account of the relevant planning policy.

Statutory consultation

Section 17 of the Planning (Wales) Act 2015 requires applicants to carry out Pre-Application Consultation. Statutory consultation activities have been undertaken adhering to the guidance set out in *Article 1 of the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016*.

Site notices

On 30 June 2022, as required by the *Town and Country Planning (Development Management Procedure) (Wales) Order 2012 Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d*, site notices (in Welsh and English) were placed in selected locations on or close to the site for a minimum of 28 days (*see Appendix 1 for the site notice and pictures*).

The site notices included information on the proposed development, where people could find out more and how to comment. The notice also included a date when the consultation period was to end; 29 days from the site notices being displayed.

Statutory Consultees

Statutory consultees were contacted via letter or email and issued with a site notice, along with a cover letter on 1 July 2022 (*see Appendix 2*). Correspondence was in Welsh and English.

Statutory consultees are:

- Councillor Marc Jones – Ward member for the site, Wrexham County Council
- Rhosddu Community Council
- 208 neighbouring properties that share a boundary with the site or are close to the site boundary (Mold Road, Maesgwyn Road, Station Approach, Plas Coch Road, Crispin Lane).

The covering letter/email explained the proposals and invited recipients to take part in the consultation process. The consultation web address was included, as well as a freephone 0800 number and email address for the development should consultees have any queries. The letter/email offered the opportunity to arrange a meeting with the development team.

On 12 July 2022, a follow-up email was sent to Councillor Marc Jones and Rhosddu Community Council to ensure consultees received the consultation information and again offered the opportunity to arrange a meeting.

On 18 July 2022 a meeting was held with ward member for the site, Councillor Marc Jones and neighbouring ward members, Cllr Phil Wynn (Brynyffynnon) and Cllr David I Bithell (Stansty).

Rhosddu Community Council

On 21 July 2022 a virtual meeting was held with a member of Rhosddu Community Council.

The Community Council discussed the application at their meeting on 27 July 2022. The Community Council stated that it welcomes investment and the Kop development in principle. The key issue raised was existing and future match-day parking issues as attendance at the ground increases. The Council suggests mitigation measures such as supporter bus services, utilising rail services and introducing a park & ride on match-days. The full response from Rhosddu Community Council can be found at *Appendix 3*.

Neighbouring residents

A number of telephone calls and emails have been received from neighbouring residents. The majority are supportive of the proposals in general but raise match-day parking as a particular issue, both at present and in the future.

Specialist consultees

On 1 July 2022, specialist consultees were issued via email, a formal request for a Pre-Application Consultation response under *Article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012*. (*See Appendix 4*). The notice and cover email was in Welsh and English.

The list of specialist consultees included:

- Wrexham Environmental & Technical departments
- Welsh Water
- Cadw

- North & Mid Wales Trunk Road Agent (NMWTRA)
- Natural Resources Wales
- The Coal Authority
- Design Out Crime Officer- North Wales Police

Responses have been received from:

- The Coal Authority
- Welsh Water
- Cadw
- Natural Resources Wales (on 1 August 2022)

No response has been received from:

- Wrexham Environmental & Technical departments
- Design Out Crime Officer – North Wales Police
- North & Mid Wales Trunk Road Agent – NMWTRA sent an email to say that a response was due to be issued by mid-August

The full responses from consultees can be found at *Appendix 4* and a summary is below.

The Coal Authority

The Coal Authority confirmed that, *‘...whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.’*

Cadw

Cadw considers any impacts on scheduled monuments and their response in particular focuses on scheduled monument DE286 Wat’s Dyke at Crispin Lane, some 120 m north of the proposed development. Cadw concludes that *‘...the proposed development will have no impact on the setting of scheduled monument DE286.’*

Welsh Water

The consultee confirmed that foul flows from the site *‘can be accommodated within the public sewerage system.’* No objections were raised.

Natural Resources Wales

The consultee raised *‘... concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding Protected Sites (foul drainage) and Land Contamination. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.*

‘We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding land contamination on any planning permission granted and the document identified below in the approved plans and documents condition on the decision

notice. Without the inclusion of these conditions and document by the planning authority we would be likely to object to the planning application.'

The response doesn't take into account the draft Drainage Strategy that was available as part of the Pre-Application Consultation, which covers the information that the consultee deemed to be missing from the application. The final Drainage Strategy has been issued to the consultee for information and consideration. NRW will have further opportunity to comment on the proposals during the formal statutory consultation process undertaken following submission of the application.

Draft planning application

Accessing the draft documents

The notices displayed on site and issued to statutory and specialist consultees were in both Welsh and English and detailed how to view the draft planning application documents.

The documents are available to view and download online at www.online-consultations.co.uk/wrexhamkopstand (see Appendix 6) and details of where to access public computers was included within the notice.

The draft documentation available includes:

- Kop Development – Application Form
- Kop Development – Cover letter
- Planning Statement
- Geotechnical and Contaminated Land Desk Study Report
- Utility Search Reports and Utilities Assessment
- Air Quality Assessment
- Energy Statement
- Preliminary Ecological Appraisal
- Drainage Strategy Report
- Transport Assessment
- Interim Travel Plan
- Noise Impact Assessment
- Waste Management
- Match Day Access Strategy
- Design and Access Statement
- Site Location Plan
- Existing Site Plan
- Proposed Site Plan
- Proposed Level 0 Plan
- Proposed Level 1 Plan
- Proposed Level 2 Plan
- Proposed Roof Plan
- Existing Elevations
- Proposed Elevations
- GA Elevations
- GA Section
- Relocated Facilities from Existing Stands to New Stand
- Proposed toilet and concessions building Elevations

- Proposed Landscape Plan
- Views from Existing Building to new Kop Stand

Commenting on the proposals

Consultees were given several ways to comment on the draft application including:

- Email
- Freephone 0800 number
- Freepost address
- Online feedback form

Wider public, supporters and other stakeholders

Consultation with the wider public, Wrexham AFC supporters and other stakeholders has also been undertaken.

On 15 June, a media release was issued launching the proposals and containing details of the forthcoming public consultation (See Appendix 7). The release was widely covered by various news outlets.

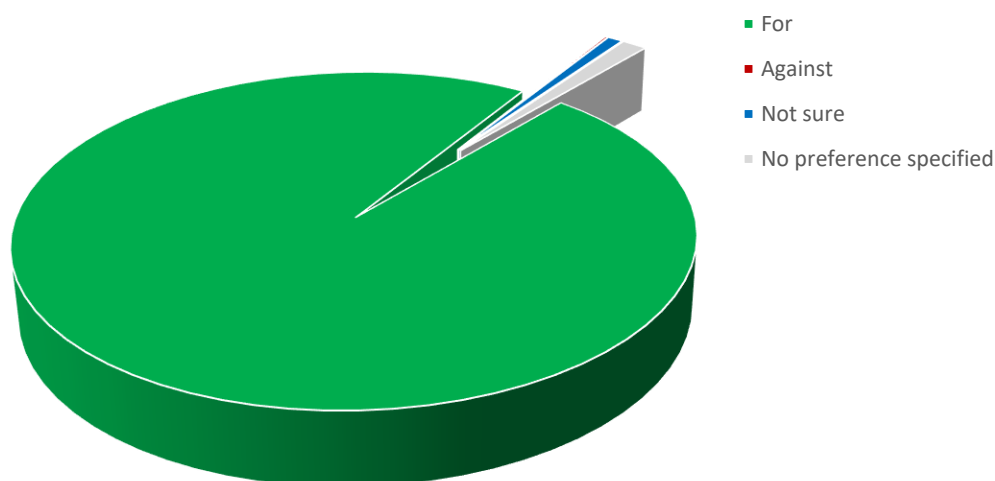
On 1 July, an updated was posted on Wrexham AFC news pages and social media channels to encourage people to comment on the proposals (See Appendix 8).

A meeting has also been held with Wrexham AFC Disabled Supporters Association.

Feedback

Feedback has been received via email, telephone and via the online feedback form.

700 online forms and eight emails have been received. Of these, 691 (98%) responses are generally supportive of the proposals. One (>1%) respondent said that they disagree with the proposals and six (>1%) were not sure. Ten (1%) respondents either just provided comments or didn't state a preference.



The majority of respondents support the development with many welcoming the success of the club and the increased capacity required. Many also welcomed the benefits for the local community as well as the regeneration of a key gateway site into Wrexham. The design and consideration of the mining heritage has also attracted positive comments.

Some respondents would welcome a larger capacity overall and some said that the corners of the ground could be joined to create a 'bowl'. Of those who disagreed or were not sure about the plans raised increased traffic, sustainability (floodlights), safe standing and cycle routes as key issues.

Other feedback from telephone calls from neighbouring residents and meetings with councillors focused on access and parking.

Comments included:

"Full support of new kop stand going ahead. I live almost directly behind the Kop. And look forward to seeing this across the skyline"

"Fabulous plans incorporating full community access as appropriate. The red and black are particularly striking reflecting the heritage. Will be a tremendous asset for North Wales in general."

"Safe standing is a must in this new stand."

"Wow! Amazing design. Can't wait to see this beauty going up! I am fully in support of the development."

"Fully supportive of the new Kop stand proposal as the capacity of the stadium needs to meet supply and demand and the economic benefits of hosting big events such as international games will be huge. It would also tidy up a key entrance to the town of Wrexham which is currently a bit of an eyesore."

"I am against standing at matches."

"I am a member of staff at Wrexham FC, and a lifelong fan. I am largely in favour of this fantastic project, however I am disappointed at the lack of facilities for staff and fans travelling by bicycle. I would like to see secure covered bike parking, and a safe designated cycle lane approaching the Kop, please."

See Appendix 9 for all comments received.

Key issues and applicant response

Match-day parking

Several comments from neighbouring residents and local members focused on match-day parking, including deterring supporters from parking on surrounding residential streets, both at present and once the redeveloped Kop is operational.

Applicant response: The stadium is located in a sustainable location with good walking routes and public transport links. The planning application contains various measures to encourage a shift in how supporters, staff and visitors travel to the stadium – utilising more sustainable modes of transport such as car sharing, public transport and walking - moving away from the private vehicle and single occupancy trips. A new access to the stadium via Crispin Lane will create a new pedestrian link.

The Match Day Access Strategy submitted as part of the planning application considers a wide range of deliverable transport measures to encourage travel to the stadium by other modes than the private car.

Proposed measures include:

- Access Improvements by Foot – a new access directly onto Crispin Lane to the Kop Stand entrance will be provided as shown on the General Arrangement drawing.
- Development and Promotion of Travel Access Information to the Stadium on the WAFC website - Comprehensive promotion of the MDAS and the availability of various travel options and any new traffic management area on the day, will be required to help people become familiar/informed, and to help avoid undue congestion and delays occurring outside of the road closure zone(s).
- Signage Contribution – funding for the implementation of a signed walk route between the Stadium and the interchange facilities in the city centre and nearby rail stations will ensure that supporters (especially those who do not regularly attend matches) have clear directions to the Stadium and use appropriate and safe routes (including crossings). This will follow the guidance of 'pathway finder' routes.
- Taxi and drop-off zones – formalise the arrangements for drop-off (including taxis) on Crispin Lane and Mold Road. This will also need to consider pick-up as well as drop-off and the requirement to include some form of booking system may need to be considered.
- Road Closures and Traffic Management – investigate the need to formally apply for road closure of the inbound lane along Mold Road and of any other adjacent roads. This will need to be introduced in line with any signage (above) to ensure a coherent traffic management of the surrounding areas. Traffic management at various junctions affected will also be required to minimise delays on the local road network. This will require additional manned resources from WAFC and possibly from privately qualified traffic management personnel. It is expected that the Police will still be present but would not be required to man the closures or traffic management measures. It is also expected that additional marshals along various walking routes will also be required to ensure that supporters walking to the Stadium remain on appropriate footway corridors and crossings to minimise potential issues with road safety.
- Disabled access – consider permit only disabled drop-off and disabled parking permits for Crispin Lane and Mold Road
- A Travel Plan – an Interim Travel Plan will be produced and submitted with the application to ensure that staff, supporters and visitors (whether employed or not by the Club) are aware of the access strategy and alternative modes to the car. The Travel Plan will also cover access on non-match days as well as match days. The way all visitors travel to the Stadium is proposed to be measured and monitored by a Travel Plan Co-ordinator (TPC) who will work with the Transport Working Group (see below) to address any arising transportation and access issues.
- Transport Working Group – overseeing, guiding and maintaining the MDAS will be the Transport Working Group, which will include, as a minimum, representatives from the following organisations and will meet regularly to review the performance of the MDAS, and evolve / change it where necessary as well as address any transport concerns which have arisen:
- Wrexham Football Club including the Club's appointed Traffic Management company and/or Travel Plan Coordinator, Wrexham Fans Association, Wrexham County Borough Council, North Wales Police, Arriva and other local bus providers, Transport for Wales, Key Taxi operators

The Interim Travel Plan submitted with the application sets out these aims with a full travel plan being created once the development is operational. A Travel Plan Co-ordinator will be responsible

for creating a full Travel Plan once operational, ensuring the measures are implemented and reviewing the Plan regularly.

It is proposed to create a Travel Plan User Group to regularly input into the Travel Plan and ensure measures are effective.

Physical aspects of the scheme design will influence the travel patterns of staff, supporters and exhibition visitors from the outset. Measures incorporated into the design of the proposed development include:

- Access improvements by foot – a new access directly onto Crispin Lane to the Kop Stand entrance will be provided;
- Notice boards for travel information in foyers or other communal areas where practicable.

It should be noted that the 'hard' measures listed above will be implemented during construction, i.e. prior to occupation and prior to commencement of site operations, funded by the developer.

Other measures being considered include:

- Development of Travel Access Information to the Stadium on the WAFC website promoting sustainable travel;
- Promotion of sustainable access modes in event literature/marketing;
- Promote walking routes to the City Centre/ Railway Station and in surrounding areas within the WAFC website and intranet by providing a walking map;
- Provide information relating to cycle parking and routes through the WAFC website and intranet;
- Provision of up-to-date travel information on notice boards and intranet sites;
- Provide a link to www.liftshare.com or similar ride sharing site from the WAFC Stadium website;
- Develop marketing campaign to promote sustainable travel to the Stadium, in conjunction with supporter travel campaign;
- Information to be provided on walking and cycle routes via email, staff newsletter, leaflets, information in staff common areas, website & intranet.;
- Encouraging staff car sharing and the use of electric vehicles;
- Negotiate the provision of discount bus and train tickets with local public transport operators to encourage staff car users to switch to more sustainable modes;
- Work with local and regional transport bodies and operators to improve public transport access and viability for staff, supporters and exhibition visitors;
- Provide an in-house personalised travel planning assistance service;
- Set up an employee car share scheme (including Free Taxi Home in an emergency) or join national scheme (such as 'Liftshare');
- Explore options to offer financial incentives or interest free loans towards bicycle purchase or bus and rail tickets;
- Provision of puncture repair kits / cycle maintenance training;
- Set up a Bike User Group, arrange adult cycling courses and cycle repair workshops; and,
- Promote national and local travel schemes and events such as Walk to Work Day, World Car Free day etc.

There is no Travel Plan or Match Day Access Strategy for the stadium at present and WAFC are liaising with community stakeholders and are committed to implementing some of the measures set out within the reports prior to the Kop development and irrespective of the planning application.

As attendance to home matches increases over time and following completion of the Kop Stand, additional measures could be considered, such as:

- Football Match Parking Zones (FMPZ) – a review of the impact of on-street parking on the residential communities surrounding the Stadium may highlight the need to include additional protection. FMPZ can have a positive impact upon car use and may also include the introduction of bespoke residential parking passes for residents and other permitted users (such as disabled supporters?).
- Special Buses – a further analysis of postcode data may identify the need for one or more specific ‘soccerbus’ services. These may be a combination of new services to destinations outside of Wrexham which are not currently well served by existing services, new service linking various existing rail interchanges (mainly Central Wrexham) or changes to timetables of existing service routes to be consistent with match day timings. The latter may also incorporate changes to routing of existing scheduled buses on match days.
- Footway Improvements – the Wrexham Town Centre Masterplan recognises that there are existing barriers from the ring road for pedestrians within and to the city centre areas and has highlighted Regent Street in particular as a corridor for improvements to pedestrian flows. These schemes and any other improvements schemes to the pedestrian network in the city centre may be of benefit to supporters in future.
- New footbridge between Wrexham General rail station and Crispin Lane – as part of the Gateway Scheme, there may be an opportunity for the footbridge over the rail line to be extended east, providing a level and direct access between the rail station and Crispin Lane. This would improve accessibility for supporters to the Stadium and help promote use of rail.

More information can be found in the Transport Assessment, Travel Plan and Match Day Access Strategy submitted with the planning application.

Access and parking for disabled fans

There is limited accessible parking at the stadium and wheelchair users currently park at the University. However, access can be difficult when entering and leaving the stadium due to the crowds. Closer and dedicated accessible parking would be welcomed.

Applicant response: The Transport Assessment submitted with the planning application considers that as part of any future match-day permit parking scheme there is the possibility of up to c.23 spaces within the existing stadium car park could be reserved for disabled parking by supporters in advance. In addition, the Match Day Access Strategy considers options for match-day permit only disabled drop-off and parking on Mold Road and Crispin Lane frontages.

Conclusion

The applicant has undertaken Pre-Application Consultation in line with policy guidance and has responded to issues raised by statutory and specialist consultees. Engagement will continue throughout the planning process and anyone raising particular queries will receive a response.

APPENDICES

Appendix 1: Site Notices

Town and Country Planning

(Development Management Procedure) (Wales) Order 2012

Schedule 1B: Publicity and consultation before applying for planning permission notice under articles 2c and 2d

Consultation before applying for planning permission

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to Wrexham Council. Any subsequent planning application will be publicised by Wrexham Council; any comments provided in response to this notice will not prejudice your ability to make representations to Wrexham Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at the **Racecourse Ground, Mold Road, Wrexham, LL11 2AH**

Notice is given that **Wrexham AFC Ltd** is intending to apply for full planning permission for the development of the Kop for 5,000 seats plus 500 capacity hospitality area, exhibition space, new public realm and associated works.

A copy of the proposed application; plans; and other supporting documents can be downloaded via: www.online-consultations.co.uk/wrexhamkopstand

If you don't have internet access at home, public computers are available at **Wrexham Library**, Rhosddu Road, Wrexham, LL1 1AU, which is open at the following times:

Monday – Friday 9am – 6pm

Saturday 9am – 4pm

Anyone who wishes to make representations about this proposed development must write to us at:

Email:

Emily@royalpilgrim.com

Freephone:

0800 089 0362

Freepost:

Freepost RUEA-USTX-YYLL
Royal Pilgrim
Communications (WAFC)
15 Queen Square
LEEDS
LS2 8AJ

By **5pm Thursday 28th July 2022**

Signed: 

Emily Parkin

Date: 1 July 2022

**Gorchymyn Cynllunio Gwlad a Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

Atodlen 1B: Cyhoedduswydd ac ymgynghoriad cyn ymgeisio am ganiatâd cynllunio o dan erthygl 2c a 2d

Ymgynghoriad cyn ymgeisio am ganiatâd cynllunio

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn cynnig y cyfle i wneud sylwadau ar ddatblygiad arfaethedig yn uniongyrchol i'r datblygwr cyn i'r cais cynllunio gael ei gyflwyno i Gyngor Wrecsam. Bydd unrhyw gais cynllunio wedyn yn cael cyhoedduswydd gan Gyngor Wrecsam; ni fydd unrhyw sylwadau a roddir i ymateb i'r hysbysiad hwn yn niweidio eich gallu i gyflwyno sylwadau i Gyngor Wrecsam am unrhyw gais cynllunio yn gysylltiedig â hwn. Dylech nodi y gallai unrhyw sylwadau gael eu cynnwys mewn ffeil gyhoeddus.

Datblygiad arfaethedig yn y **Cae Ras, Ffordd yr Wyddgrug, Wrecsam, LL11 2AH**

Rhoddir rhybudd bod **Clwb Pêl-droed Wrecsam** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer ailddatblygu'r stand Kop i gael 5,000 o seddau, manau lletygarwch i 500 o bobl, gofod arddangos, tir cyhoeddus newydd a gwaith cysylltiedig.

Gellir lawrlwytho copi o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill drwy fynd i www.online-consultations.co.uk/wrexhamkopstand

Os nad oes gennych chi fynediad i'r rhyngwrdd gartref, mae cyfrifiaduron cyhoeddus ar gael yn **Llyfrgell Wrecsam**, Ffordd Rhosddu, Wrecsam, LL1 1AU, sydd ar agor ar yr amseroedd canlynol:

Dydd Llun i ddydd Gwener, 9am - 6pm

Dydd Sadwrn 9am - 4pm

Dylai unrhyw un sydd am wneud sylwadau ynghylch y datblygiad arfaethedig hwn ysgrifennu atom trwy:

E-bost:
Emily@royalpilgrim.com

Rhadffôn:
0800 089 0362

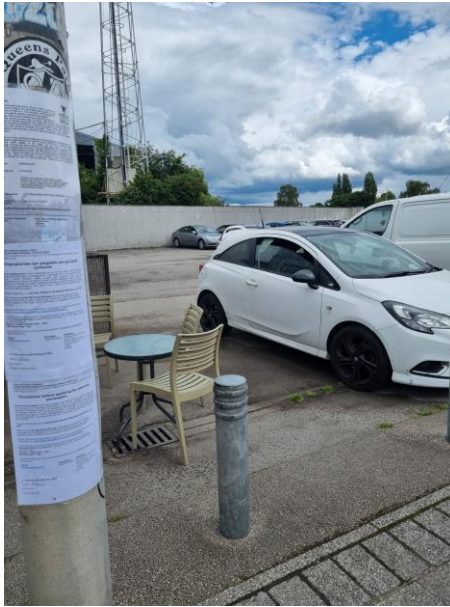
Rhadbost:
Freepost RUEA-USTX-YYLL
Royal Pilgrim
Communications (WAFC)
15 Queen Square
LEEDS
LS2 8AJ

Erbyn **5pm Dydd Iau 28 Gorffennaf 2022**

Llofnod: 
Emily Parkin

Dyddiad: 1 Gorffennaf 2022





Appendix 2: Cover letter – Statutory Consultees



30 Mehefin 2022

Annwyl

Ymgynghori cyn gwneud cais am ganiatâd cynllunio – Ailddatblygiad arfaethedig yng Nghlwb Pêl-droed Wrecsam, y Cae Ras, Ffordd yr Wyddgrug, Wrecsam, LL11 2AH

Ysgrifennaf atoch ar ran Clwb Pêl Droed Wrecsam, i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio i ailddatblygu'r hen Stand Kop. Mae'r cynigion yn cynnwys 5,000 o seddi, manau lletygarwch i 500 o bobl, manau arddangos, tir cyhoeddus newydd a gwaith cysylltiedig.

Cyn i gais cynllunio gael ei gyflwyno i Gyngor Wrecsam, byddwn yn cynnal ymgynghoriad cymunedol a hoffem wybod beth yw eich barn am y cynigion. Gallwch weld dogfennau'r cais cynllunio drafft ar-lein yn www.online-consultations.co.uk/wrexhamkopstand ac mae'r hysbysiad amgaeedig yn nodi sut y gallwch gyflwyno sylwadau ar y cynlluniau. Gallwch chi roi sylw ar-lein.

Os oes gennych ragor o ymholiadau, cysylltwch â ni ar 0800 089 0362 neu emily@royalpilgrim.com.
Yn gywir



Emily Parkin

*Hysbysiad safle wedi'i amgáu o dan - Atodlen 1B: Hysbysiad safle wedi'i amgáu o dan - Atodlen 1B:
Cyhoeddusrwydd a hysbysiad am ymgynghoriad cyn gwneud cais am ganiatâd cynllunio o dan erthyglau 2c a
2d - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012*

On behalf of



30 June 2022

Dear

**Consultation before applying for planning permission – Proposed development at Wrexham AFC,
Racecourse Ground, Mold Road, Wrexham, LL11 2AH**

I am writing on behalf of Wrexham AFC, to inform you of the intention to submit a planning application to develop the Kop. The proposals include 5,000 seats plus 500 capacity hospitality area, exhibition space, new public realm and associated works.

Before a planning application is submitted to Wrexham Council, we will be undertaking community consultation and we would like to know what you think of the proposals. You can view the draft planning application documents online at www.online-consultations.co.uk/wrexhamkopstand and the enclosed notice details how you can comment on the plans. You can also comment online.

If you have any queries or would like to arrange a meeting please contact us on 0800 089 0362 or emily@royalpilgrim.com.

Yours sincerely



Emily Parkin

*Enclosed site notice under - Schedule 1B: Publicity and consultation before applying for planning permission
notice under articles 2c and 2d - Town and Country Planning (Development Management Procedures) (Wales)
Order 2012*

Appendix 3: Rhosddu Community Council Response

Dear Emily,

Rhosddu Community Council has considered the proposed KOP development at its Meeting last night.

First of all Rhosddu Community Council welcomes the investment into Wrexham AFC which has helped not only the Football Club but also the City of Wrexham.

On the proposed KOP development, in principle this is welcomed too. The development of this side of the Ground will complete the modernisation of the Ground. In the past, International Football Matches have been held very successfully at the Racecourse, and it is to be hoped that the KOP Development will once again bring International Games to Wrexham.

However, increased success and increased capacity at the Ground does bring with it difficulties, most notably the problem of parking for visiting supporters. In years gone by when the Club was previously successful there were nearby fields that were opened up for car parking on match days. These fields have now been built on and are no longer available. Small scale parking on the nearby Retail Park was tolerated when there were small numbers of supporters. But with the increase in supporters and their cars the Retail Park has been overwhelmed with supporters cars on Match Days, and the Managing Agents have decided to stop supporters parking on their Retail Park.

In a nutshell, Rhosddu Community Council is requesting that the KOP development proposals include proposals to mitigate the effects of supporters cars on Match Days. Suggestions include Supporters buses from outlying villages to the Racecourse on Match Days. Also utilising the adjacent train services. Also please consider a Park and Ride service on Match Days.

Rhosddu Community Council looks forward to seeing your revised proposals

Yours sincerely,

Nigel Hodges

CLERK
Rhosddu Community Council

Appendix 4: Cover email & Notice – Specialist Consultees

30 Mehefin 2022

Annwyl Ymgynghorai,

Ymgynghori cyn gwneud cais am ganiatâd cynllunio – Ailddatblygiad arfaethedig yng Nghlwb Pêl-droed Wrecsam, y Cae Ras, Ffordd yr Wyddgrug, Wrecsam, LL11 2AH

Ysgrifennaf atoch ar ran Clwb Pêl Droed Wrecsam, i'ch hysbysu o'r bwriad i gyflwyno cais cynllunio i ailddatblygu'r hen Stand Kop. Mae'r cynigion yn cynnwys 5,000 o seddi, manau lletygarwch i 500 o bobl, manau arddangos, tir cyhoeddus newydd a gwaith cysylltiedig.

Amgaeaf Atodlen 1C: *Erthygl 2D - cyflwyno hysbysiad i gynnal ymgynghoriad cyn gwneud cais am ganiatâd cynllunio i ymgynghoreion arbenigol, fel y'i diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.*

Mae'r hysbysiad amgaeedig yn rhoi gwybodaeth am sut i weld dogfennau'r cais cynllunio drafft, sut i gyflwyno sylwadau ar y datblygiad arfaethedig a'r dyddiad cau ar gyfer derbyn eich sylwadau.

Gellir lawrlwytho'r cais o www.online-consultations.co.uk/wrexhamkopstand

Yn gywir



Emily Parkin

Hysbysiad safle wedi'i amgáu o dan - Atodlen 1C Hysbysiad am Ymgynghoriad cyn Gwneud Cais am Ganiatâd Cynllunio o dan Erthyglau 2D - Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

Dear Consultee,

Consultation before applying for planning permission – Proposed redevelopment at Wrexham AFC, Racecourse Ground, Mold Road, Wrexham, LL11 2AH

I am writing on behalf of Wrexham AFC Ltd, to inform you of the intention to submit a planning application to develop the Kop. The proposals include 5,000 seats plus 500 capacity hospitality area, exhibition space, new public realm and associated works.

I enclose a *Schedule 1C: Article 2D - consultation before applying for planning permission notice to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012*.

The enclosed notice provides information on how to view the draft planning application documents, how to make representations on the proposed development and the deadline for the receipt of your comments.

The application can be downloaded from www.online-consultations.co.uk/wrexhamkopstand

Yours sincerely



Emily Parkin

Enclosed site notice under - Schedule 1C Consultation before Applying for Planning Permission Notice under Articles 2D - Town and Country Planning (Development Management Procedures) (Wales) Order 2012

**Gorchymyn Cynllunio Gwlad a Thref
(Gweithdrefn Rheoli Datblygu) (Cymru) 2012**

Atodlen 1C: Erthygl 2D - ymgynghoriad cyn ymgeisio am ganiatâd cynllunio

(i'w gyflwyno i ymgynghoreion arbenigol, fel y'i diffinnir gan erthygl 2(1) o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012).

Ymgynghoriad cyn ymgeisio am ganiatâd cynllunio

Diben yr hysbysiad hwn: Mae'r hysbysiad hwn yn gais ffurfiol am ymateb ymgynghori cyn gwneud cais o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn y **Cae Ras, Ffordd yr Wyddgrug, Wrecsam, LL11 2AH**

Rhoddir rhybudd bod **Clwb Pel-droed Wrecsam** yn bwriadu gwneud cais am ganiatâd cynllunio llawn ar gyfer ailddatblygu'r stand Kop i gael 5,000 o seddau a 500 o fannau lletygarwch, gofod arddangos, tir cyhoeddus newydd a gwaith cysylltiedig.

Gellir lawrlwytho copi o'r cais arfaethedig; y cynlluniau; a dogfennau ategol eraill drwy fynd i www.online-consultations.co.uk/wrexhamkopstand

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at emily@royalpilgrim.com erbyn **5pm Dydd Iau 28 Gorffennaf 2022**.

Llofnod: 

Emily Parkin

1 Gorffennaf 2022

**Town and Country Planning
(Development Management Procedure) (Wales) Order 2012**

Schedule 1C: Article 2D - consultation before applying for planning permission

(to be served on specialist consultees, as defined by article 2(1) of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012)

Consultation before applying for planning permission

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at the **Racecourse Ground, Mold Road, Wrexham, LL11 2AH**

Notice is given that **Wrexham AFC Ltd** is intending to apply for full planning permission for development of the Kop for 5,000 seats plus 500 capacity hospitality area, exhibition space, new public realm and associated works.

A copy of the proposed application; plans; and other supporting documents can be downloaded via: www.online-consultations.co.uk/wrexhamkopstand

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to emily@royalpilgrim.com by **5pm Thursday 28th July 2022**.

Signed: 

Emily Parkin

1 July 2022

Appendix 5: Specialist Consultees Responses

Welsh Water

Date: 14/07/2022
Our Ref:
PPA0006911

Dear Ms Parkin,

Site Address: The Racecourse Mold Road Wrexham

Development: Article 2D - full planning permission for development of the Kop for 5,000 seats plus 500 capacity hospitality area, exhibition space, new public realm and associated works.

We refer to the letter received and your formal request for a pre-application consultation response from Dwr Cymru Welsh Water, as a 'Specialist Consultee' as defined by Paragraph (y) of Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016, before applying for planning permission. It is acknowledged that the consultation request relates to a major development site and thus seeks a substantive response within 28 days from the date of the notice, as per the requirements of Article 2E. This request includes our views on the capacity of our network of assets and infrastructure to accommodate your proposed development.

SEWERAGE

Firstly, we have considered the impact of foul flows generated by the proposed development and concluded that flows can be accommodated within the public sewerage system.

You may need to apply to Dwr Cymru Welsh Water for any connection to the public sewer under Section 106 of the Water Industry Act 1991. However, if the connection to the public sewer network is either via a lateral drain (i.e. a drain which extends beyond the connecting property boundary) or via a new sewer (i.e. serves more than one property), it is now a mandatory requirement to first enter into a Section 104 Adoption Agreement (Water Industry Act 1991). The design of the sewers and lateral drains must also conform to the Welsh Ministers Standards for Foul Sewers and Lateral Drains and conform with the publication "Sewers for Adoption"- 7th Edition. Further information can be obtained via the Developer Services pages of www.dwrcymru.com.

PUBLIC SEWERAGE NETWORK

This site is crossed by a public foul and combined sewer with the approximate position being marked on the attached Statutory Public Sewer Record. In accordance with the Water Industry Act 1991, Dwr Cymru Welsh Water requires access to its apparatus at all times in order to carry out maintenance and repairs.

No part of any building will be permitted within the protection zone of the public 150mm foul and combined sewer measured 3 metres either side of the centreline.

You are also advised that some public sewers and lateral drains may not be recorded on our maps of public sewers because they were originally privately owned and were transferred into public ownership by nature of the Water Industry (Schemes for Adoption of Private Sewers) Regulations 2011. The presence of such assets may affect the proposal. In order to assist you may contact Dwr Cymru Welsh Water on 0800 085 3968 to establish the location and status of the apparatus in and around your site.

SEWERAGE TREATMENT

Please note that the Natural Resources Wales have recently released Planning Advice relating to increased phosphate levels in several river Special Areas of Conservation (SAC). Applications for new development in these areas need to consider the requirements set out in the planning advice and should form part of the local planning authority's decision making when determining planning applications.' The flows from this development would eventually drain to our Five Fords Wastewater Treatment Works which has a phosphate consent.

No problems are envisaged with the Waste Water Treatment Works for the treatment of domestic discharges from this site.

WATER SUPPLY

We do not serve this area with a potable water supply, we would advise consulting the local water supplier.

I trust the above information is helpful and will assist you in forming water and drainage strategies that should accompany any future planning application

Please note that our response is based on the information provided in your enquiry and should the information change we reserve the right to make a new representation. Should you have any queries or wish to discuss any aspect of our response please do not hesitate to contact our dedicated team of planning officers, either on 0800 917 2652 or via email at developer.services@dwrcymru.com

Please quote our reference number in all communications and correspondence.

Yours faithfully,



Owain George

Cadw

Dear Ms Parkin

**Statutory pre-planning application for redevelopment at Wrexham AFC,
Racecourse Ground, Mold Road, Wrexham**

Thank you for your letter of 1 July inviting our comments on the information submitted for the above pre-planning application.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below. The national policy and Cadw's role in planning are set out in Annex A.

Assessment

Scheduled Monuments

DE151 Wat's Dyke: Section W of Ty-Gwyn

DE158 Wrexham Churchyard Ornamental Wrought Iron Gates and Screen

DE163 Fairy Oak Round Barrow

DE164 Hillbury Round Barrow

DE165 Wat's Dyke: Section South of Ruthin Road

DE173 Wat's Dyke: Sections N & S of the Court

DE191 Wat's Dyke: Section SSW of Wrexham Station, 130m Long

DE221 Wat's Dyke: Garden Village Section

DE286 Wat's Dyke at Crispin Lane, Wrexham

Registered Parks and Gardens:

PGW(C)62(WRE) Erddig

PGW(C)67(WRE) Wrexham Cemetery

The above designated historic assets are located inside 2km of the proposed development, but, apart from scheduled monument DE286, intervening topography, buildings and vegetation block all views between them. Consequently, the proposed development will have no impact on the settings of these designated historic assets. Scheduled monument DE286 Wat's Dyke at Crispin Lane, Wrexham is located some 120m north-north-east of the proposed development. It comprises a section of Wat's Dyke an early medieval boundary earthwork, assumed to have defined a border zone between Saxon Mercia and Welsh Kingdoms to the west, running from modern Basingwerk in the north to the valley of the Morda near Oswestry in the south. Fieldwork has identified 62 km (38.6 miles) of earthworks set out in a series of straight lines broken by watercourses, the earthwork surviving intermittently and in varying degrees of preservation. After nearby Offa's Dyke it is one of the largest earthworks in Britain and is of national importance as one of the largest upstanding relics of the early medieval period in Britain and one of the earliest surviving expressions of statehood, representing a remarkable feat of organisation and engineering. The physical attributes of each scheduled section of the Dyke vary according to differing topography, construction and preservation, each drawing significance from and contributing to the significance of the

monument as a whole. However, in all sections the significant view from the Dyke will be westward towards the Welsh Kingdoms.

The proposed development consists of a new stand containing 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. Views of the new stand will be blocked by the existing Erdigg Block of the Wrexham Village complex, but some parts of the public realm area will be visible: However, this is likely to have the same visual impact from the scheduled monument as the current situation and therefore not change the way that it is experienced, understood and appreciated. Consequently, the proposed development will have no impact on the setting of scheduled monument DE286.

There may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by the Clwyd-Powys Archaeological Trust
<http://www.cpat.org.uk/>

Yours sincerely

Nick Segust
Casework Officer
Diogelu a Pholisi/ Protection and Policy

The Coal Authority

For the attention of Ms E Parkin
Royal Pilgrim Communications

[By email: emily@royalpilgrim.com]

13 July 2022

Dear Ms Parkin

Schedule 1C Article 2D - Consultation before applying for planning permission Town and Country Planning (Development Management Procedure) (Wales) Order 2012

Proposed development at the Racecourse Ground, Mold Road, Wrexham, LL11 2AH

Thank you for your notification of 01 July 2022 seeking the pre-application views of the Coal Authority on the above.

I have checked the site location plan against our coal mining information and can confirm that, whilst the proposed development site falls within the coalfield, it is located outside the Development High Risk Area as defined by the Coal Authority. Therefore, there are no recorded coal mining legacy hazards at shallow depth that could pose a risk to land stability at this site.

Accordingly, there is no requirement for the applicant to submit a Coal Mining Risk Assessment in support of any formal planning application for the redevelopment of this site and / or for the Local Planning Authority (LPA) to consult the Coal Authority on any planning application for this site. The LPA should add our Standing Advice on any planning permission granted.

I trust that the above is helpful, however please do not hesitate to contact me if you would like to discuss this matter further.

Yours sincerely

D Roberts

Deb Roberts *M.Sc. MRTPI*

Planning & Development Manager

Disclaimer

The above consultation response is provided by The Coal Authority as a Statutory Consultee and is based upon the latest available data on the date of the response, and electronic consultation records held by The Coal Authority since 1 April 2013. The comments made are also based upon only the information provided to The Coal Authority by the Local Planning Authority and/or has been published on the Council's website for consultation purposes in relation to this specific planning application. The views and conclusions contained in this response may be subject to review and amendment by The Coal Authority if additional or new data/information (such as a

revised Coal Mining Risk Assessment) is provided by the Local Planning Authority or the Applicant for consultation purposes.

Natural Resources Wales

01/08/2022

Annwyl Syr/Madam / Dear Sir/Madam

STATUTORY PRE-APPLICATION CONSULTATION - TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012 AS AMENDED.

PROPOSAL: PROPOSALS INCLUDE 5,000 SEATS PLUS 500 CAPACITY HOSPITALITY AREA, EXHIBITION SPACE, NEW PUBLIC REALM AND ASSOCIATED WORKS.

LOCATION: WREXHAM AFC, RACECOURSE GROUND, MOLD ROAD, WREXHAM, LL11 2AH

Thank you for providing a requisite notice to us under Article 2D of the above Order. We received a copy of your proposed application on 01/07/2022

We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding Protected Sites (foul drainage) and Land Contamination. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below.

We also advise that based on the information submitted to date, we would ask the planning authority to include conditions regarding land contamination on any planning permission granted and the document identified below in the approved plans and documents condition on the decision notice. Without the inclusion of these conditions and document by the planning authority we would be likely to object to the planning application.

Document: Preliminary Ecological Report. Ramboll, June 2022; Ref 1620012485

Protected Sites

Special Area of Conservation (SAC)

We note the application site is within the catchment of the River Dee and Bala Lake Special Area of Conservation (SAC). As you are aware, on the 21st January 2021, we published an evidence package outlining phosphorus levels for all river SACs across Wales. In line with our [Planning Advice](#) (July 2022), under the Habitats Regulations, Planning Authorities must consider the phosphorus impact of proposed developments on water quality within SAC river catchments.

We note from the information submitted that the development has the potential to increase the amount of phosphorus being discharged from the site. As such, we refer

you to our [Planning Advice](#), and specifically the information identified in the section titled 'What does this mean for development proposals involving connection to public wastewater treatment works' of that advice.

Provided this advice is followed and the LPA are able to conclude that the development is not likely to have a significant effect on the SAC, we would have no objection to the proposal. However, should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted on their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended).

Site of Special Scientific Interest (SSSI)

We note the application site is also within the catchment of the River Dee SSSI. NRW consider the proposals have the potential to impact upon the SSSI. Providing the impact pathways referenced above for the SAC are adequately addressed, NRW consider the features of the SSSI will also be adequately safeguarded

Land Contamination

We note the submitted land contamination report (Ramboll June 2022. Geotechnical and Contaminated Land Desk study Report, Ref 1620012485-RAM-XX-XX-RP-CE00001) records a number of potential contamination sources within 250m of the site, which includes vehicle repair and servicing unit, railway, station, electricity substations, service station, garages, water pumping station, chimney, sewage pumping station. The BGS online viewer shows the geology beneath the site to comprise of *Glaciofluvial Sheet Deposits (superficial deposits)* overlying *bedrock geology* comprising the *Etruria Formation* which is Carboniferous in age. An unnamed fault, shown as a black dotted line in Figure 4.1 of the land contamination report is shown to cross the site in an east west direction. Faults may act as preferential pathways for the movement of contaminants in groundwater along the orientation of the fault. Such faults can also enhance flow across the fault or act as barriers to flow.

Considering the above, a site investigation should be performed to assess the geo-environmental conditions at the proposed development site. This must include an assessment of the nature and quality of any 'Made Ground' and groundwater conditions present at the site. The site investigation should be used to provide greater certainty to the desk study risk assessment that has been submitted (and referenced above) and to inform upon the Conditions listed below. The site investigation will also provide information on the infiltration potential for near surface materials to be used for the discharge of stormwater and information on construction works including if dewatering may be required. If dewatering is required, a permit may be required if more than 20m³/day is abstracted. In addition, care must be exercised in not 'pulling' contaminants to the site such as from local chemical tanks. The degree to which off-sources have impacted the proposed development site is unknown and this would be assessed as part of a site investigation.

The nature of stormwater management has not been detailed to date. This is relevant to the option of infiltration associated with Made Ground that may be contaminated.

Additionally, the load-bearing design for the proposed stand has not been determined and a Piling/Foundation Risk Assessment may be required if contamination is found at the site.

As well as the above additional information that would be required, we would also advise the Local Planning Authority to include the following conditions within the decision notice, should planning be granted.

Condition 1 : Land Affected by Contamination - 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.

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site.

2. 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.

3. 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.

4. 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.

Justification: 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. Condition 2: Unsuspected Contamination - 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.

Justification: 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.

Condition 3: Surface Water Drainage - 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 approval details.

Justification: 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.

Condition 4: Piling - 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.

Justification: 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.

European Protected Species (EPS)

We note that the ecological report submitted in support of the above application (Preliminary Ecological Report. Ramboll, June 2022; Ref 1620012485) has identified the site as being of low potential for bats. From the information submitted, we consider that the proposed development represents a lower risk for EPS, as defined in our guidance document '*Natural Resources Wales Approach to Bats and Planning (2015)*'. Bats and their breeding and resting places are protected under the Conservation of Habitats and Species Regulations 2017.

As this is a lower risk case for bats, we consider that the development is not likely to be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in its natural range.

Furthermore, we advise that the proposed development is not likely to harm or disturb the bats or their breeding sites and resting places at this site, provided the avoidance measures described in the bat report are implemented.

The report must be included in the 'approved list of plans / documents' condition within the decision notice should consent for the project be granted.

Please consult us again if any further information shows that this is no longer a lower risk case.

If you have any queries on the above, please do not hesitate to contact us.

Yn gywir / Yours faithfully

Appendix 6 – Consultation website & feedback form



APPLICATION FOR FULL PLANNING PERMISSION FOR THE KOP DEVELOPMENT

Ymgynghori cyn-ymgeisio

Datblygiad arfaethedig i Stand Kop yn y Cae Ras, Ffordd yr Wyddgrug, Wrexham LL11 2AH – Ymgynghoriad cyn ymgaisio am ganiatâd cynllunio

Mae'r cynigion yn cynnwys datblygu'r Stand Kop i gynnwys 5,000 o seddi, manau lletygarwch i 500 o bobl, manau arddangos, tir cyhoeddus newydd a gwallth cysylltiedig.

Pre-application consultation

Proposed Kop development at the Racecourse Ground, Mold Road, Wrexham, LL11 2AH – Consultation before applying for planning permission

The proposals include development of the Kop to include 5,000 seats plus 500 capacity hospitality area, exhibition space, new public realm and associated works.

Gellir gweld dogfennau cais cynllunio drafft yma.
Draft planning application documents can be viewed [here](#).

HAVE YOUR SAY

Dylai unrhyw un sydd am wneud sylwadau ynghylch y datblygiad arfaethedig hwn ysgrifennu atom erbyn 5pm dydd Iau 28 Gorffennaf drwy:
Anyone who wishes to make representations about this proposed development must write to us by 5pm on Thursday 28 July 2022 via:

 E-bost / Email: emily@royalpilgrim.com	 Rhadffôn / Phone: 0800 089 0362	 Rhadbost / Freepost: Freepost RUEA-USTX-YYLL Royal Pilgrim Communications (WAFD) 15 Queen Square LEEDS LS2 8AU
--	---	--

© 2022 Online Consultations



Wrexham AFC Kop Development

Feedback form

Name

First NameLast Name

Address *

Street Address

Street Address Line 2

CityState / Province

Postal / Zip Code

Email

example@example.com

I am generally in support of the proposed kop development

☐ Agree

☐ Disagree

☐ Not sure

Comments:

Type here...

Privacy Policy: The data you provide is being collected by Royal Pilgrim Communications (who can be contacted on 0113 335 0033 or emily@royalpilgrim.com) on behalf of Wrexham AFC. The lawful basis for processing this data is Legitimate Interests for the purposes of this consultation, to gather your opinion on the proposals and to enable us to contact you regarding the project in the future. You can opt out of any contact by ticking the box or contacting us at any time. You do not have to provide any personal data in order to comment on this proposal. We will not publish or share your personal data with any third parties except Wrexham AFC and its project team where appropriate. A copy of the comments that you make regarding the proposal will be provided to the Local Planning Authority as part of the planning process and so that it can note the comments made, but no personal data will be shared, other than any personal data you choose to put in the comments section. Your personal data will be stored securely for the lifetime of the project, which will be until development is complete or a decision is made not to go ahead with the project. You have the right to access, amend, object and remove the data we hold at any time.

☐ Please tick here if you would NOT like us to contact you about this project

Submit

Powered by Jotform

Having problems viewing the form? [Click here](#)

© 2022 Online Consultations

Appendix 7 – Media launch

Club News

STADIUM NEWS | The Kop

Images released in advance of statutory consultation period

15 June 2022



Elevation East
1:200



Wrexham AFC is delighted to release the first images and a computer-generated fly-through of the exciting designs for the proposed Kop development.

In presenting these images, co-chairmen Rob McElhenney and Ryan Reynolds said: "Back in February 2021, when we first became custodians of the Club, it was identified that reverting the Racecourse Ground to a four-sided stadium was a priority for us.

"The desire to achieve this objective has only been multiplied by the fact that the sold-out signs were a regular feature at the Racecourse Ground, and we want the Club to be accessible to everyone, so the increased capacity is key to achieving this.

"We would encourage everyone to support the planning application when it is submitted and would like to thank Wrexham Council, Welsh Government & Wrexham Glyndwr University (together the Gateway Partnership) who are fully committed to making the new Kop a reality.

"Finally, a big thank you to our design team, AFL Architects, Gardiner & Theobald, Ramboll, Savills and Royal Pilgrim."

The new 5,500 capacity stand will include a hospitality lounge, office & retail space for the Club, along with facilities for the Wrexham AFC Community Trust to enhance their work further.

Of the capacity, 5,000 will be allocated for General Admission to meet the loyal demand of supporters and will be in the form of a seat with a rail immediately in front. This will allow the Club to meet the all-seater criteria of UEFA's Category 4 status, while allowing supporters to stand for Wrexham fixtures. An example of the seating will be installed in the car park at the Racecourse Ground for supporters to view during the next four weeks.

The balance of 500 seats will be of a corporate style with direct access from the hospitality lounge. Accessible seating will be available at elevated positions throughout the stand, improving accessibility and providing unparalleled views for fans with restricted mobility.

The external elevations have been designed to recognise Wrexham's link with the coal mining industry, a theme that will be continued in the public realm areas around the Kop.

The matchday concourse area will become an exhibition space for events on non-matchdays, to address the current gap in the local market and generate more economic activity and profile to benefit the Town.

A statutory consultation period of one month will commence on July 1, 2022, and comments will be collated on the Club's behalf at www.online-consultations.co.uk/wrexhamkopstand

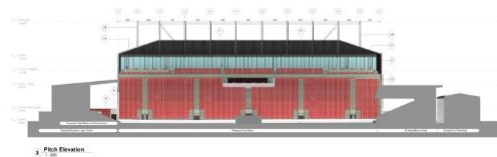
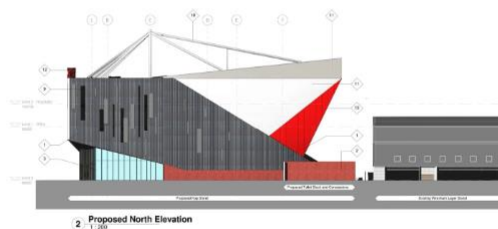
During this consultation period, the Club intends to meet with as many organisations as possible who have an interest in the development including local resident organisations, local councillors, the Club's Disabled Supporters Association, Level Playing Field, and our Safety Advisory Group.

Following the statutory consultation process, the intention is to submit a planning application to Wrexham County Borough Council for permission to deliver the new Kop Stand.

Funding for the Kop will come from both the Public and Private sectors, with the Club making a significant contribution towards the overall cost.

The Public sector funding, that is being sought from the Levelling Up Fund Bid, will ensure the Racecourse Ground becomes The Stadium for the North, meeting the requirements of hosting international sporting events that are far beyond what the Club needs to compete in domestic competitions.

Information on supporting the independent 'Stadium for the North' campaign can be found [here](#).



Appendix 8 – Media update

Club News

STADIUM NEWS | Kop Development

Pre-Planning Consultation now open

1 July 2022



The next phase of the Club's Kop Development programme is a Consultation ahead of the formal submission for permission.

Our draft documents for the Kop Development can now be viewed [here](#).

The Consultation period will be open for 28 days for comments.

During the period, the Club will be highlighting specific features of the planned Kop Development via our channels and how you can show your support for the application. The Club will also be hosting meetings with those groups or individuals who have a specific interest in part or all of the proposed Kop Development.

This is an exciting time, and consulting on the proposals is important to achieve the best possible outcome within the parameters we have to work.



Appendix 9 – All comments received (as written)

- Please consider additional measures to support cyclists attending matches. Safe secure covered storage, dedicated routes etc. Some European grounds use solar power to provide lighting for these areas
- Looks great but would be great to recognise the club's Welsh identity by having CPD Wreccsam on the stand also. :-)
- The proposed developments look like an excellent use of the space available. A good amount of open space, but not over the top as to waste the space. Opportunities for future development with space earmarked for this. A good addition to the town and club.
- I hate the proposed colour as it is neither appropriate (race course = green) nor is it in keeping with the area and it makes it stand out in a hideous way
- These are excellent proposals.
- New kop designs look amazing. Hopefully eventually all 4 sides will look the same. Please please do something with the old scoreboard outside the stadium
- It will be great to return to a 4 sided stadium - as a season ticket holder, I am looking forward to watching The Reds from the new kop - I think the design is fantastic!
- This looks fantastic, can't wait for the new Kop to be finished. I might be able to buy a ticket like I did way back in the 70s.
- In my view alcohol should not be sold in the new stand (or on any club premises) as it is a contributory factor to hooliganism.
- Love it.
- The new stand looks brilliant. I have great memories of standing on The Kop in the 90's when I first started watching Wrexham. It will be great for the club and the town to get the stand development over the coming years.
- I along with thousands of supporters are eagerly waiting for the day that international matches are once again back in our TOWN. If a safe standing facility can be incorporated that will be a bonus and bring a new era of memories for the new Kop. This work is long overdue and we have been let down so much by previous owners who have failed to deliver on promises and ultimately are responsible for historic failures at the club. I urge those involved in this decision to see the big picture and realise that finally we now have owners and an exec team who are passionate about our club and our town. Let's put Wrexham on the map and get the team back to where it belongs, please
- Materials have got to be sourced as local as possible. The cladding could be Ffestiniog charcoal slate for example
- My only observation would be while we have the footprint is couldn't we of made the stand bigger, the club is only going one way on and off the field and the More footfall of paying customers the better in my opinion. Like any project like this it comes down to cost but the more people we can fit in the stadium the better
- Just a point that could relate to this development along with the proposed replacement of the floodlights at the ground. Would it be worth considering incorporating some of the new floodlighting on the roof of the new Kop development as when the club expands and internationals are again played at the ground the club might need to utilise the empty corners the ground for new seating areas to give additional capacity etc, this might then mean the positioning of the proposed new flood lights would have to be reconsidered. could be worth considering now to save moving again in the near future?
- Excited at the prospect of this excellent proposal.
- All for it, light the fuse to send this club rocketing through the leagues!!
- Fantastic for the club and the town. It's a shame that we have had to wait years for this.
- Decent toilets is all I ask. Things like that got overlooked.

- Onwards and Upwards
- Lovely to see investment in the stadium. I spent many many happy hours on the kop in the 80s
- I believe Wrexham Board should be congratulated on their approach to the proposed development by involving the supporters and seeking their views on the proposals before final details are confirmed for the Kop Development Project. The overall support is a clear indication and confirmation of a project well managed so far.
- This is great for the town the football club and for Welsh football.
- I'll always have good memories standing on the Kop. The new Kop can only enhance the area it will be great to see it full again after so many years.
- Especially impressed with the seating/standing rail idea and having a sample to show in the car park. Hope AEC get the full contract after so many years of support for the club.
- I think the whole kop development is an outstanding project and the conceived plans are brilliant. It will all mean a huge enhancement for the Racecourse Ground and its surrounds. Congratulations.
- Long overdue
- Terrific stand, diolch yn fawr, if we get promotion it may be a tad too small
- The stadium should develop with the City. We need to have pride in our local places.
- Impressive building, good design, great addition to the Cae Ras and to Wrexham's Gateway Regeneration.
- Ensure it has sufficient undercover area sufficiently far back to avoid the rain for wheelchair users unlike the Mold Road
- Long overdue and will take the ground to the next level
- Get it built as soon as possible!
- The Development would be great news for the local community and inspire the next generation to get involved in sport / football / leisure activity and have a modern arena to be proud of. Well done to all involved in this project and you have got the whole town buzzing.
- The development of the Kop would be beneficial for Wrexham AFC and the whole town. Not only would it allow our club to continue growing, it would also give the residents of Wrexham a community space. We are one of the eldest grounds in the country, and deserve for it to be a hub for the regeneration of the club and the city.
- A welcome application for the development of the Stadium. In my capacity as the Minister for Sport in the Welsh Government at the inception of then Welsh Assembly it was apparent that the North of Wales had the opportunity to create a stadium of international standards. That ambition is shared by our owners Ryan and Rob, their investment and commitment provides the basis for a truly exciting future for our great club.
- Absolutely love the design and idea. Will there be the opportunity to purchase an engraved brick to support the funding for the KOP and have lifetime supporters the opportunity to be permanently part of the club?
- Brilliant project and it has been needed for a long time!
- Brilliant news, need to promote the town and well overdue
- Just try & keep Crispin Lane open during the works please.
- Long overdue after so many broken promises from greedy local businessmen
- The proposed development in KOP will be an absolutely amazing opportunity for all of our local residents and businesses in this time of difficulty the world is experiencing.
- I remember the first ever game I saw at The Racecourse. It was Wrexham vs Millwall. I was standing in the kop I'd love to see the stand open once again.
- Sadly my father passed away 2 years ago he would be so proud of what's going on at the Racecourse. I haven't been since his passing so hopefully I will be back soon . Well Done to all

- Fan zone outside. Atmosphere from stadium, like the olden days. Welsh and Wrexham pictures of the past everywhere. Supporters tunnel when you go to your seat. Cannot wait if it goes ahead
- This is a brilliant development for the club, the community and the town. It deserves every ounce of support.
- It's been a long time coming and The Kop has been an eyesore for too long. This should go ahead and help to breathe even more life into the club.
- Any chance the brick lower section could use reclaimed Ruabon red brick
- The construction of the Kop end is great news for the club and will hopefully bring international football back to North Wales on a more regular basis.
- Not 'generally' at all, I think it's a great looking development and just what we need. It's setting out our stall of intent and ambition. Are there 'bar' facilities inside?.
- Exciting development for the club. As a previous season ticket holder on the Kop, I'd love to see the incorporation of safe standing if possible. Hopefully the stand will allow us to host international matches.
- It will bring more opportunities for fans to see Wrexham play and you will need more seats when you get promoted next season!
- Create a modern entrance to Wrexham from Mold Road
- It will be fantastic to boost the towns popularity
- Brilliant and much needed redevelopment of the kop end of ground can only be for the good of the city
- Looking forward to it, not only for Wrexham but for Wales too
- It would be brilliant for North Wales, Wrexham and the future of the football club including their academy players.
- In Rob and Ryan we trust!!! Great to see continued positive development within our club.
- Amazing, amazing amazing !!!!!
- I think that the redevelopment of the Kop offers the club and the town a fantastic opportunity to become a sporting beacon not just for the North East of Wales, but also for the North West of the UK.
- The stand is well overdue and it would be nice to see Wales playing in North Wales once again
- Would be great to have a four sided ground again and have international football back at the Racecourse.
- While I'm not a season ticket holder but a member of almost 75 & have supported since I was 5 years old. As I live over an hour away it's now not possible to become a season ticket holder! With the current capacity of the ground and number of supporters it now restricts the amount of tickets available for home matches. Also I still travel to Gwersyllt to visit family/friends and this side of the town & cop side of the ground are in urgent need of a complete redevelopment.
- The design and ideas all look fantastic, the only thing I'd like is additional confirmation that the land that is being redeveloped will also remain in club/1st party ownership and not to a 3rd party - Not that this is in any way a reflection of my faith in ownership, more of a once bitten twice shy sort of deal!
- This will be a great boost for the club after many years and the design looks stunning. Ex-kopite.
- The development is an important part of the development of the football club which, clearly, is massively beneficial to the town. To fail to support this development would be an enormous dereliction of duty.
- Excellent plans look forward to seeing it completed
- This work needs to be done the kop has been out of use for too long
- Bring it on. I remember the chicken shed in the 70s.

- Long awaited development which deserves the full support of all the interested parties including the Welsh Assembly. I look forward to Welsh International matches returning to The Racecourse.
- I am a retired architect, originally from Wrexham. To comment fully I would need to see the plans of the accommodation and the specification for sustainability. However, visually, the designs look ok and the spectator accommodation also looks good. The only visual aspect I would be careful of is the amount of black cladding. I understand and support the association with Wrexham's mining history but I think the sides and possibly some of the back should have more of a lighter colour to avoid being too oppressive.
- I think the designs are beautiful and will be a massive improvement for the town, it should be the first initial investment to start the oldest ground become a well-known name in international football again.
- Excellent plan. Long overdue and in the long term will prove hugely beneficial to both the club and community. It can only have a positive impact moving forward.
- Provided there is shared spectator areas of sitting and standing.
- It will be brilliant for the club to match the ambition on the field. It would also be good for international football.
- Fantastic.
- Love the plans. Hopefully it will get the go ahead
- The regeneration of the Kop is long overdue and will bring jobs, international sports and many other benefits to the local community.
- Looks fantastic let's get it done well done all
- Looks brilliant, can't wait to sit there.
- It will be great for the Club
- This would enhance the racecourse significantly bringing a wider range of events on a world stage and it would bring prosperity to the area as a city. The ground is already too small for the growing fanbase.
- Look forward to seeing the racecourse ground back to a 4 sided ground .
- As is becoming increasingly popular at football stadia in the UK, serious consideration should be made to having the Kop, or at least a significant section of it, as a safe standing/rail seating area. This would also be in keeping with the original Kop being a standing terrace.
- It will be great to see the ground returning to former glory and being a catalyst for growth in the city.
- We really need a stadium in the north to be proud of and being the oldest international stadium in the world it is imperative we treasure and preserve it. The new kop will see our ground hopefully attracting the odd Wales international again and other events sporting and leisure
- Absolutely needs to happen in order to secure the cultural and historical integrity of Wrexham for decades to come
- Think this would be a positive for both Wrexham and north Wales.
- Throughout this process. Just don't forget about your fans loyalty.
- Bring on the build.
- This has been a long time coming but I'm sure it will be worth the wait.
- This will be great for the club and for the town
- We need stuff for disabled fans, 100% need an area for the community to coke on non-match days, if that be mental health, physical health anything just an area for the local community if this be inside or outside. Improved sound system, as in the tech end sound like the 90s have arrived. But all in all just a place for the community to come together on non-matchdays

- Brilliant news. A bit sad as an ex kopite the old kop is going. But this is really needed.as the clubs fan base grows. What an atmosphere it's going to be!
- Brilliant plans. Some implement of Welsh slate would look brilliant
- It would be great to see a four sided stadium for the first time in many years to enhance the ground and the city.
- Fantastic addition to the football club & the surrounding area.
- Grew up watching games in the kop would love to see it back and this proposal looks great.
- Fully support this, design looks fantastic.
- Definitely need to happen if we want to progress
- I would like to see the Racecourse Ground to have a Capacity over 25,000. In the 70's we were achieving that every Wednesday.
- Completely supportive. Such a long time coming. Watching games on the Kop as a child and young adult are treasured memories. Safe standing is a good move balancing safety and atmosphere
- I watched Wrexham from 1976 onwards on The Kop. When I left the British Army one of the first things I did was watch a Tuesday night March. I was disheartened to see how it had deteriorated. This is by far a much needed project for many reasons I'm sure you are acutely aware of. To have circa 5,500 seated is fantastic with a view for safe standing. I do think though that you're missing a trick by not integrating wrap around corners. It has to be a consideration.
- I love the design, bold and brilliant, much better than anything in the town at moment, would love it to be built, get international football and a whole host of other events, gigs, exhibitions whatever, possibilities are endless
- This is needed as the success grows, more room for supporters is needed. It will also improve the look of the city.
- Brilliant for Wrexham AFC, brilliant for the town, brilliant for the people of north Wales.
- It looks boss.
- No specific comment
- For the local area and north Wales it's been missing a major venue so this can only be a positive my only concern is expansion if/when we need to expand
- Very much in support of this development! Would be great to see the rest of the stands get a similar surrounding style black covering, hopefully all the exit zones will be large to facilitate dispersal of crowds at once during full time! Would love to see Wrexham based themed art work like flags and memories from the past decorating the inner Concourse areas! Plans look very good!
- The redevelopment is much needed. The club is growing and the stadium needs to follow suit to help us get to where we want y be and where we belong!
- The proposed stand looks fantastic. The colours linking into the local coal mining history are both innovative, modern, yet displays the club and towns heritage remarkably.
- What great news for the ground and Wrexham, and Surrounding area. It's been a real eyesore for some time.
- The sooner the better.
- Just get it done please!!!
- IT IS WHAT NORTH WALES NEEDS, A ALL SEATER STADIUM THAT WILL ATTRACT INTERNATIONAL FOOTBALL AND OTHER EVENTS ,WHILE ALLOWING THE CLUB TO GROW AND PROGRESS .
- Really excited about having an occupied four sided ground again especially with the growing demand for match tickets.
- Go for it!
- The development would be a major boost for both the Wrexham football club and the town/city.
- Exiled red; frequent visitor to my home 'city!' and fully supportive.

- Please name it The Joey Jones stand!
- The Racecourse is full to capacity for most Wrexham home games. In addition, the additional capacity is required so North Wales can host international football matches. The new Kop stand would thus be of enormous benefit to the people of Wrexham and North Wales. It needs to happen!
- Get it built!
- I should say strongly agree. Go for it!
- Stunning design. Inspired by our past but very much a modern, confident, big, bold and beautiful new structure. This will grace the Wrexham skyline for years to come. I really love it and can't wait until it's finished so I can sit in it! I would like to see safe standing rather than just seats and also something to actively encourage singing and fan participation.
- Carry on with the development and resurgence of the club.
- I fully support the proposed kop development, not only for the sake of Wrexham AFC, but also due to how much it will improve the ability of the stadium to host international football, and I hope, the return of international rugby to Wrexham.
- Completely support this application. Wrexham needs a four sided stadium, the economic benefits this will bring the Town will be huge.
- I look forward to the KOP being brought back to life! Keep up the fantastic work
- looks amazing, history touched, space and makes it a great 4 sided stadium.
- This is very much needed for both the football club and the city. It'll bring in more money from outside the area from spending in the local economy. The oldest international football stadium in the world still in use deserves to have its fourth side brought back into use.
- This is a very important step to securing international football for the Racecourse and also to improve non matchday revenue for the club, the initial design of the stand is really impressive and will be a great addition to the gateway to Wales.
- Long overdue, Wrexham and North Wales deserve a stadium fit to host the Welsh national team. The ground has become an eyesore on the main entrance to Wrexham and should have been addressed years ago.
- This isn't just a vital development for the town and club, it would be transformational for the entire North East Wales region and beyond. Like many I implore those with influence and the decision makers to please make it happen.
- Wouldn't it also be an ideal opportunity to locate the Wales FA Museum where it truly belongs? Just a thought.
- Make it happen. North Wales deserves a stadium capable of hosting international football.
- That part of the stadium is an eyesore. To help promote international matches and a good match day experience it's the way forward. At the moment the Racecourse is an international stadium in name only, the town and community deserve better.
- Fantastic for the club and Wrexham in general, I support this wholeheartedly.
- We need elite level sport to return to north Wales
- replacing an eyesore and waste ground with a new stand! What's not to like? 100% approval.
- Blown away by the whole thing! Such an investment for the club and the city.
- The redevelopment of the Kop will not only benefit Wrexham F.C. but also the town. North Wales needs a top class sports stadium to host major Welsh events which will attract more visitors to the area.
- Will be fantastic for fans of Wrexham FC and Wales.
- A combination of safe standing and sitting would be great for the older fans
- The extra support will be brilliant, and the income will be very useful for our future.
- Great project and fully support the new Kop development.

- This development has been needed for a long time, to enhance the area also a good gateway to Wrexham. This is the only large sporting stadium in North Wales which could facilitate international football, rugby, and concerts
- while i am over the moon and so very grateful to our owners for their takeover and plans for the kop, i am mindful that the potential for both Wrexham fc and Wales will exceed the 16,000 this very appreciated development will bring. Diolch yn fawr.
- The Racecourse, along with the Football Club, form a key part of Wrexham's growing global identity. Both also contribute considerably to the economic well being of the town through the crowds who attend matches there. This ground development is desperately needed to allow the club to develop that crowd base further, and also so that the town can be recognised as housing the Welsh stadium of the north bringing international football back home.
- Let's get it done ASAP.
- the Kop development is a strategically significant development for the future of Wrexham as a city and will provide additional commercial income to the surrounding area and should be pushed through as a matter of urgency
- I support the development on several fronts - firstly the lack of top class sporting facilities in the north of Wales , to provide the opportunity for the north Wales population to see top class international sport is currently severely lacking. The development would server to raise the profile of the area and undoing so attract further inward investment to the region. The development would also lead to increase in employment , both during construction and through its use post construction . The upturn in the fortunes of the football club as provided a real tangible lift to Wrexham and the surrounding area - the development would take this a stage further and give the people of the region something to be proud of the club and the town .Demand for tickets at the club exceeds the current supply , this issue will be exacerbated as the club becomes more successful leading to even greater demand for tickets and the need for significant extra capacity that this development will provide
- Best news I and the club have had in a long time, put WFC and Wreccsam City back on the map.
- While not a Wrexham resident, this would have a great impact on local businesses on a match day. Football brings people like me who live outside of Wrexham into the town centre and spending money in businesses. Increased capacity means more money funnelling into Wrexham.
- It would also allow for international matches which would once again bring in more revenue for the city and also increased exposure.
- Would be brilliant for the club and town to see the kop redeveloped!!
- International sport should be accessible for the whole nation and the north deserve a venue capable of hosting such events
- The illustrations I have seen look fantastic and I can't wait for it to be completed. Long overdue!
- Can't wait but need to sort the Welsh phrase on back of new shirt - can't use google translate as it doesn't always work. Diolch.
- I think the proposal and design is fantastic. My only observation is that I would have liked to have seen the corners of the stadium utilised for additional seating. It seems a missed opportunity. Also a personal preference would have been to have ""Yma o Hyd"" on the building as we are still here despite every effort to build on the land and long may we continue to be at Y Cae Ras.
- Should it be bigger?
- Redevelopment is desperately needed to help bring the venue up to date and well over due as the only stadium of this size in North Wales. Would have preferred to see some safe standing however - given the growth in support we have seen - capacity is the most important factor

- An excellent project, culturally and economically. The stand would be a huge asset both to the region and to Wales
- This development is to be welcomed. It does however provide an opportunity to make better use of any space it creates as fans move back to the kop area. With this in mind I would like to see a family friendly stand created elsewhere in the where swearing, rude songs etc. are discouraged. I would also like to see the club install some defibrillators including one outside the ground accessible to the general public. Personally I would like the stand to be named The Kop and not to be given a corporate moniker.
- the better we get on with it been a long time coming well done everyone who is behind this and the hard work that's being done coy
- It looks great and it's way past time we had something done about the unsafe, sad and dilapidated eyesore that is there currently. Let's get it built quickly to get more bums on seats.
- I think it would be a good idea to house the new National Football Museum in the new Stand.
- The kop development is crucial for both the development and prosperity of the town, and the football club. It's well overdue and this latest plan well thought out and mutually beneficial to all a party to the town and club . Good luck
- I am fully supportive of the Kop Development. It is not before time that the North of Wales is given some investment.
- Not sure that the black walling is acceptable but is this due to the requirement for the new structures to be highlighted from the existing landscape ? Grey would be more acceptable. Overall the new Kop looks wonderful and receives my full approval.
- This is just what North Wales and the city needs. It can be an international venue once again which will bring a much needed boost of income for the area and business alike
- The redevelopment of the Kop will be astronomical for the club. Over a decade ago the last roars were heard there and not long now until they're heard once again. Up The Shagging Town.
- AFL Architects (a great appointment) have produced a stunning design providing excellent facilities for the Club and a much needed 4th side for the redundant kop.
- Build it and they will come
- Fully supportive of new kop, hotel included would be fantastic, only proviso if the club continues to grow as it is will 5000 seats be enough?
- The Kop redevelopment is long overdue and I think that the proposed design is excellent and is exactly what is needed. It will be nice to have a four sided ground again!!!!
- The Racecourse needs a greater capacity, preferably with safe standing for those supporters who wish to use it, though I won't be using it myself. Community use should be available here as it's the part of the ground most readily accessible from the town centre and the railway station. There is also a need for additional car parking for those of us who live outside Wrexham and don't have public transport available to take us to and from matches.
- This will be a fantastic and overdue upgrade not only to the club but to that part of Wrexham which has been an eyesore for some time. Given its proximity to the train station, it will also act as an iconic landmark to those visiting Wrexham from elsewhere and to those just passing through. In this sense, it's good not only for football and the club but for Wrexham as a whole. The whole area will be made much nicer as a result. I cannot see any negative points. I'm very excited about the project and I know that many people around the world are too! My friend from Argentina is a Wrexham supporter and she also thinks it will be great for the club and the town. Much of the proposed space is currently completely unused and inaccessible which is a great shame. I strongly agree that the project should go ahead.
- I do like the design
- I'm 60 years old and my dad took me to my first game when i was 7 , i used to stand behind the wall in the kop, there was a gap in the wall so i used to put my foot inside it so i could see over

the top, I'm really looking forward to the new kop development because it's going to be a proper ground again, I love the kop and I love Wrexham football club, come on the town.

- I'm 60 years old and my dad took me to my first game when I was 7, I used to stand behind the wall in the kop, there was a gap in the wall so I used to put my foot inside it so I could see over the top, I'm really looking forward to the new kop development because it's going to be a proper ground again, I love the kop and I love Wrexham football club, come on the town.
- I fully support this application as it will benefit not only the football club and its supporters, but also the City of Wrexham as a whole. Along with the added incentive of the return of international football fixtures and other prestigious events.
- Project looks good.
- Hi, brilliant, it's long overdue for redevelopment, but I would like to see a more detailed image available for fans to make a considered opinion. Is this possible please.
- I do agree but would have liked the capacity to be nearer 8,000.
- Long overdue to improve the appearance of the entrance to town / a successful positive looking club brings so much more money into town- only negative it's not big enough
- Let's get it done ASAP!
- Looks tremendous
- Looking forward to watching games on the Kop again. Hopefully with safe standing.
- I completely agree with this new stand. It's long long overdue
- The plans look great the sooner it happens the better
- I totally welcome this long-overdue development. Handled correctly this should be a win-win situation for everyone. Key concerns/enhancements to be considered are access and parking. There is already a chronic lack of parking. Given the huge footprint of the redevelopment some additional parking facilities should be incorporated. The current roadway - Crispin Lane should be closed to through-traffic from Mold Road to Yale College at least on matchdays to allow a safer transit of pedestrians to and from the stadium. If that section of roadway was permanently closed to through-traffic then the area (especially if Network Rail is amenable) could be greatly expanded and even integrated with direct access from the station to the stadium. This could also help with the policing and segregation of home and visiting supporters.
- This needs to be done for the club and the new city the area looks a mess and would be good for the community.
- Will there be parking facilities within the proposed development?
- It's a very attractive, well designed stand. My only concern is extendibility, I believe the club has extremely large potential. I believe if the club achieves that potential it will be incredible for the local economy and the local people. The existing student flats are constraining that potential and the University's ongoing possession -and new planning application in the corner of this stand will severely negatively effect the future potential capacity of this iconic stadium. This should go ahead. Further student accommodation in this location should not and Wrexham BC should be proactive in making alternative land available for development of student accommodation now to preserve the potential of this-gold mine, for the local area.
- This development will bring more fans to the games.
- Safe standing at back of stand and seating at front of stand would keep majority of fans happy
- Long awaited and much needed
- Massively important for the continued regeneration of the stadium, football club and local community as a whole
- Looks great hopefully it happens
- Great to see the ambition in the club.
- I very much support the development. However I am not clear how it fits with another proposed development by Glyndwr University which appears to cover some of the same land.

- I Used to stand on the Wrexham fc kop We need it back call it The Late Jacko Kop stand Wrexham fc welcome home the Wrexham fc kop great Club from Wrexham fc Redhill Surrey Reds Supporters
- Hugely supportive of this development for the club, for the city/town and for the future of international football here in Wrexham where the FAW was formed, of course, all those years ago.
- Let's get this done please
- This is a much needed development and a step towards achieving an international sporting stadium for north Wales. Much needed. Get it done!
- I cannot see any reason why this design cannot move forward. The football club can no longer carry on with only 3 sides, so a new stand will need to be constructed at some point. The success of the football club is very important for the area. The football club brings people into the City from all over the country, and now the world. I feel this stand will not only benefit the football club but will have a huge effect on the city centre and businesses with in it. Let's invest a in the area now it has City status, and let's build something that will draw people to the area.
- The outside view is awful it looks like an old farm building and is not in keeping with the rest of the ground. For example the Macron stand looks bright cheerful and modern. Also I would have had the stand sweeping around to join up with the existing stands. This also have given more seats.
- Diolch am y cyfle i roi sylwadau ar yr ymgynghoriad. Rwy'n cytuno'n llwyr gyda'r cynlluniau ar gyfer y Kop. Fel rhywun sydd wedi cefnogi'r clwb ers dros 40 mlynedd, ac wedi sefyll ar yr hen Kop ar gyfer rhai o gemau mwyaf pwysig Wreccsam a Cymru mae angen y datblygiad yma ar Wreccsam a gogledd Cymru. Edrychaf ymlaen at weld y cynlluniau yn cael eu cymeradwyo a'r gwaith yn dechrau yn fuan!!
- I personally would have preferred the new stand to be fully connected to both Mold Road and Crispin Lane stands. This would have given extra supporting room for more spectators.
- Is very much needed for the football club and town (city).I am in full support
- Having lived in the town my whole life and supporting Wrexham, the Kop holds many wonderful memories. To see if became dilapidated and unused over time has been heartbreaking. A new stand has been promised for many years but this time it looks like it could actually happen! The proposed new stand looks incredible and is the sort of modern stand we should be seeing for a club with our aspirations.
- The proposed kop development is long overdue and exciting. The overall improvements to the ground and the gateway to Wrexham is of huge importance.
- We will be glad to see the club brought forward and good quality accessible facilities for all .
- I am 100% in agreement. Wrexham afc is the hub of the whole community and this proposal is fantastic news. Not only will it improve the area but also the town/city will take a lot from it financially when we host gigs/international football etc. I really hope this happens.
- Great for local community, bring in more fans will boost income for businesses.
- Brilliant idea and fully support
- Can't wait for the Kop to be re developed, it will be sad to see the old one demolished...but times have changed... The whole ground will need to match tho surely ?? Is this going to happen to the other 3 stands? New seat and clad the outsides of the stands to suit ..
- Looks amazing can't wait to be sitting/standing in it!
- These improvements are impressive and are of huge importance in the long term plan for Wrexham AFC's success and of bringing international football and additional revenue streams to the area,
- Could we possibly build a 2nd tier on top of the 5500 if needed in the future
- I look forward to returning to stand on the kop as I did as a teenager in the 70's

- Would like to see the corners filled in if possible and from the picture of the new stand, could you change the black to something a bit brighter.
- A beautiful design. Will grace an important gate way into Wrexham. Iconic. An important development for the whole region and this design does not disappoint. Has good facilities and increases the stadiums disabled number and quality of access to watch what will be international football back in the area.
- Looks great
- Exciting times ahead as the stadium comes back to 4 sides, I stood in the old kop as a boy and teen, looking forward to go in there again with its new modern day development.
- The sooner it is built the better to allow more fans who are currently struggling to get tickets to attend. Local contractors should also be used when possible to ensure build expenditure stays within the local community.
- Just do it 🙌🏴󠁧󠁢󠁥󠁮󠁧󠁿🏴󠁧󠁢󠁥󠁮󠁧󠁿🏴󠁧󠁢󠁥󠁮󠁧󠁿🏴󠁧󠁢󠁥󠁮󠁧󠁿🏴󠁧󠁢󠁥󠁮󠁧󠁿🏴󠁧󠁢󠁥󠁮󠁧󠁿
- The best thing to happen in Wrexham in a long time. Wrexham football club has increased footfall in the town centre on game days massively and a larger capacity ground will only help this grow.
- Looks great if this happens. Badge should be big and in the centre I think or a digital fixture board. Well done
- At my time of life let's just get on with it, looks fantastic, let's get it built.
- Looking forward to going back to a stand where I stood when I was 4-15, now in my 30s and it will look so good for the town
- I fantastic opportunity and development for Wrexham FC and the City.
- Stadium not big enough for our support the City needs it
- I think for Wrexham and Wales it is paramount that this gets through and completed.
- This will be an enormous benefit for the town of Wrexham, and Welsh football. As a lifelong member of the Wrexham community, I fully support this proposal.
- Please hurry up
- This is what the club and city need it will bring back international sport to North Wales as well as create jobs. The football club is also a sell out for most games and this will increase with extra seats
- Make it safe standing - better atmosphere and will meet FIFA/UEFA regulations
- It's been way too long . The town / city deserves to have this stand built and make the racecourse a stadium of the north .
- Get on with it
- There needs to be a bigger club shop in the new stand as the one we have is too small , also look at the refreshment kiosks, in the tech end it's far too slow and you are losing income, have a look at other grounds to see what they do when it's busy , toilets need to be bigger for a stand that size
- Be a fantastic gateway to the city
- Looking forward to it!
- The region and the club deserve this stand, let's make sure the Racecourse is the stadium of the North, for future generations to enjoy!
- Nice design that will enhance this part of Wrexham and provide a great amenity for the whole community and wider area.
- Design looks fantastic and for a supporter of 50 years what great times ahead
- Looks pretty nice

- Absolutely fantastic! Going to bring so many good memories for the town and its supporters! Can't wait to be sitting on there with my little boy watching the boys get us back into league football!! UTST!
- Fully supportive of this new development
- I think it would be good for the city
- Looking forward to 15000+ crowds.
- Bring it on
- Prefer some outside cladding that reflects the mining history
- Hopefully will bring back international sport to North Wales
- As stated I am in support of the proposed Kop development. The Club have to look to the future and with that in mind, I feel the plans as presented, offer the opportunity to further increase crowd capacity on the Kop in future years. Team success on the pitch will dictate an even higher demand for match day tickets. This coupled with attempting to attract international fixtures back to the Racecourse, would suggest a ground capacity of 20,000 plus should certainly be a reasonable target in the coming years. I see the plans as presented, simply as a step on the ladder to the summit.
- UK
- The design looks excellent and demand for tickets proves the need for a new stand. The racecourse ground can then be used for other events.
- Love the new look for the kop, just can't help thinking if we have aspirations of getting up the leagues then a larger capacity would be needed
- The stadium at present is not big enough or modern enough.
- It's fantastic!!!!
- The new stand is needed for so many reasons. The design looks great and will bring a much needed modern look to the Racecourse. A new kop is a must to increase capacity as I failed miserably in my quest to get a season ticket for me and my son. International matches are long overdue at the Racecourse too! This gets my full support! Good luck.
- The sooner the better.
- We need a safe comfortable standing area, with a great view, designed to create atmosphere and provide facilities to entice supporters in.
- Built it as fast as you can the club and the community need this
- I welcome this development as long as there is safe standing and recognition of Wrexham and Wales stars as 'Hollywood stars' as discussed with Humphrey Ker.
- Fully agree
- This is a brilliant and vital facility for the new city of Wrexham. Having the ability to bring international football back to the home of Welsh football will be a great asset to the city. Special consideration should be given to working with Transport for Wales to vastly improve the train services to Wrexham especially from the south, to encourage people to use the train especially for international matches. Travel between South and North Wales is archaic and not fit for purpose.
- Brilliant proposal to make our ground four sided again and will then attract international games again. Will also attract more supporters to the ground which should bring in more revenue for the Club and Wrexham in general.
- This needs to happen the momentum needs to carry on. Last season a lot of new fans bought into the journey. Now let's get the stadium built and get even more fans at the ground. Will be brilliant for the town/CITY now. We need it to happen.
- I think it would be a wonderful idea to redevelop the kop stand it would provide a massive increase in the stadium's capacity and provide an even more incredible atmosphere at each intense

game, I also think within the near future we should add some stands in the corners of the stadium...

- It will be great for the town. Please make sure it is compliant for international football
- I am in full support of this vital development, for Wrexham AFC and the town itself it will bring in more revenue to the entire area on match days as well as providing modern community space when not in use by the football club. It will also mean that Welsh international games can be held in the north, something we have not had for far too long we have not been able to watch our own country 'live because of the cost and practicality of travelling all the way to Cardiff
- The more capacity the better as I imagine demand will only increase
- Looks great and will really enhance the main gateway into Wrexham
- I fully support the proposed redevelopment of the old kop and see it as a fantastic asset for the club and town.
- Hopefully this will go ahead and we will have an all seater stadium that we can be proud of. Also will help bring future events to the town i.e. concerts and international games at long last..
- Will this be seating or safe standing?
- Absolutely need this as a club if we have ambitions to get back into the football league. The fans need it the town needs it . North Wales needs it
- I think the development will be a great positive for the town. It'll hopefully bring big sporting events back to Wrexham and give youngsters the chance to see first-hand top class sport. I also think it looks great aesthetically and adds a lot to the gateway of the town. It's a no brainer for me!
- The bigger the better. Get it done. The Lib are missing out on so much revenue for domestic and international football. Why is it always the South!!!
- Welcome the redevelopment both from a football and gateway point of view. Query the University planning application in sane vicinity as seems an overlap on scales to rear of eastern corner?
- This is a long overdue development for the benefit of all sports in North Wales as well as Wrexham AFC. It will promote the city and improve the western approach to the city.
- As I lifelong Wrexham fan and resident of Wrexham, I am very supportive of this proposal, not only because it represents a great opportunity to help advance the ambitions of the club, but also to help develop a top quality stadium for North Wales, and hopefully bring international football back to the town and whole region. It's also a great chance to tidy up that area of the town (city) and develop the whole area.
- I agree in principal, however I think it should have been bigger.
- An obvious asset to the football club , but also an asset to the city as it would enhance that part of the city.
- Essential it goes ahead asap.
- Looks a fantastic venture with improved opportunities. I'm all for it
- Would love to see the stadium back to having supporters on all four sides.
- This development will be fantastic for the community, club and town.
- I fully welcome the proposed Kop redevelopment. I am mindful of budgets and it is easy to spend other people's money, however I would stress this is a once in a lifetime opportunity for the club, town, region - and Wales on the international stage. If there are any question marks on which route to go with, choices on details or bigger decisions, please opt for the best of the best. To the local authority, You took a planning 'gamble' with the horrific flats, make some amends now, and help enable the development.
- It looks fantastic and will be a brilliant start to the redevelopment of The Racecourse.

- Great concept. How about some special mood external lighting to make the external facade look beautiful including throwing up projections to support different causes local and national occasionally ? And a big LED screen to the side. Thank you/ Diolch yn fawr 😊
- I fully support this proposal, a long time coming. This will certainly help with the modernisation of Wrexham and more so for my beloved Wrexham FC.
- I fully support the regeneration of the Kop - a much needed development. I did anticipate that there would be standing areas included in the scheme. Is there a reason none have been proposed?
- This is massive for the football club and wider community and hugely needed.
- Please do not have that crappy safe standing. It's awful. Put the seats a bit further back and have a proper terrace for 1000 fans in front.
- All stadiums should be four sided and the home support have always loved to be on the kop I loved it in the day. Proposal seems to have covered general things
- Great for the club the town and the local community! Fantastic what's going on in the last few years! Has breathed new life into Wrexham!
- The Racecourse is the oldest international ground. It has been in a state of disrepair for many years and the kop in particular has been an eyesore. This area forms part of the main traffic route into Wrexham and this development will definitely give a far more positive impression of the town to visitors. It also provides much needed extra capacity for the club which is hopefully about to return to its rightful position in the football league. It could also ultimately lead to the return of international football. In turn, this will increase footfall into the town with the resulting benefits to local businesses and the community in general.
- This is a major opportunity for our club to get international matches at the racecourse. It is something we have been waiting for years to happen We must NOT let anything stop this development
- Bring it on as soon as possible! We've waited long enough?!
- A long time coming for City of Wrexham and Wrexham FC fans. This is a welcome development to the whole area for Football, Rugby, Concerts and many other events. It will also increase revenue and rejuvenate the area.
- This proposal is excellent and will benefit the hole area of North Wales
- Looks amazing and will be a massive lift for not only the football club and fans but also the town.
- As a fan of Wrexham for many years I fully agree with the redevelopment of the Kip at Wrexham. This will not only provide additional capacity to fill Wrexham home games but will enable the racecourse to hold international games- which have been missing for many years in this part of Wales.
- Early plans look great. Fantastic use of the space and long overdue.
- It's been a long time coming and it will help Wrexham afc progress but also Wrexham as a town/city
- It was disappointing not to see secure Cycle parking incorporated into the design especially on the land that backs onto the existing student accommodation with the option of re-charging facilities for bikes. The use of Electrical cycles is on the increase and will be a choice of transport for some. At present there is nowhere safe to leave cycles. I also hope that the land on the corner of Mold Road and Crispin Lane will be at least tidied up as part of the current regeneration and provide a positive vista to those arriving at the ground. I'm sure in time something will be built on that corner but in the meantime it would be nice. Can the Floodlight pillars or the new building be lit up with LED lighting so that the club can take advantage of social and national projects to illuminate buildings/structure to coincide with event marking such as Armistice, New Year's Eve and such occasions which are becoming popular. All that said, GO Wrexham!

- Plans look great, let's get cracking!
- It will be great to stand on the Kop again like I did in my childhood in the 60's and 70's
- Sooner the better as we do not currently have enough space for all our fans
- Get it done, up the town
- It's a win win situation for everyone - absolutely 100% backing for this. Well done
- However...I have two reservations: 1) The corners remain open - modern stadiums not only look more impressive in the 'bowl' shape, they generate greater atmosphere so it's disappointing to see just a 'stand'. If we attain a Championship status (and dream of the hallowed ground above that), does the stand lend itself to future amendments to increase size (i.e., corners filled in)? Perhaps, also, filling in the corners adjacent to the two stands either side will offer better conditions in wintry weather! 2) Needs to be up to date facilities for fans. Fan engagement pre match is key for a rousing kop.
- Small wrap around to connect the other two stands??
- Beautiful looking stand the sooner it's built the better
- This is fantastic news for the club, I for one can't wait to see it get started.
- I think that redevelopment of The Kop is essential for a variety of reasons. Firstly, it would restore a four-sided format which would increase capacity and make the ground suitable for multiple functions and be a facility for all of North and Mid-Wales. Re-development would allow for whole ground facilities improvement. A four-side ground would enhance match atmosphere.
- Wrexham Fc and the whole of North Wales deserve a stadium that we are all proud of. With 4 full sides the crowd will play its part in taking this club up to the championship. A place where we belong.
- Long overdue . Let's make it a ground to be proud of, in the North of Wales
- Would like a capacity that allows standing
- Can i suggest access from Wrexham Train station?
- I don't think the black stand suits the rest of the ground
- The plans look amazing and I am sure it will be an asset to the club- greater capacity and International. The whole town will benefit too.
- It looks fantastic and will help to put Wrexham fc and the community as a whole back on the international football map I can't wait to see it completed 👍
- I would hope that the Kop would regain its role as the home of the youngest and most vociferous element of supporters, and as such from its inception rather than a bolt on after thought, have the means to allow standing throughout, using the balance/support bars that have been introduced widely around UK grounds already, the allocation and provision of ticketed seating the means of avoiding congestion in any one area. Young children and those unwilling or unable to stand are more than adequately accommodated in the rest of the ground, and the atmosphere would be tremendous.
- Waited a long time for the club to be able to move forward on and off the pitch. Like many other fans some great memories on the kop and some not so good hope all the proposed funding will all get put in to place.
- I think the overall images of the proposed design are jaw dropping. Can't wait for it to be finished and as one of the first to renew my season ticket in the priority window hope I still get priority in moving over to the Kop from the tech end as promised when it's ready.
- Development of the kop is the best news since the takeover can't wait COYR
- I'm 100 percent behind it we all want the kop back to be back to a 4 side ground and host to host Wales games too
- Great to see the Kop being developed well done to all concerned onwards and upwards
- I am a season ticket holder and I agree 100% with the club

- The proposed stand looks incredible and it would be beneficial to both the club and Wrexham as a whole
- While I appreciate the need for retail income, I think more stand seats should be considered, especially if the club achieves the success you and the fans are hoping for. Perhaps the construction design could incorporate future add one.
- Love the design. Wondered if the club has any plans to adopt the same theme across the other three stands?
- I am in support of the development
- Joey Jones to be honoured i.e. a statue outside the cop, name the kop after him or a mural of the famous fist pump.
- Vitally you important as international standard stadium for North Wales has been long needed
- I believe given the current status of season ticket/general ticket sales you should consider making it larger than the 5500 capacity. Think it is quite short sighted, as i believe given the trajectory and interest we need a bigger stadium, unless this is part of a whole ground upgrade. I recall in excess of 20k fans on regular basis in the 70's
- As a longstanding Wrexham resident and supporter of Wrexham AFC, I am 100% in support of this application. The town end of the football ground has badly needed redevelopment for a long time. The new ownership of the club has generated huge new interest in the club and it would be an enormous boost to have a stadium with 15,000+ capacity. It would also generate increased visitor numbers and trade for the town (city) in future years.
- A very important part of the Clubs future development. Get it done! It will be great for our town and the local economy
- I like the new design however it would be nice to have a bigger space for retail, the shop at present is fast becoming too small, fans are unable to manoeuvre around the shop when a queue has formed particularly when kits are launched, during sales and on match days.
- A massive onward step to moving the club into the next stages of the plan
- Absolutely fantastic!!!
- The development is desperately needed in Wrexham and will improve the appearance and perception of the town/city on a key gateway. Holding full international and club games with large attendances will provide a major benefit to local businesses, particularly in the hotel and restaurant sector. A successful club also promotes the town/city, both in this country and abroad.
- I urge for additional pressure to be applied to secure the lease from WST assets. I now believe that the remaining representatives of the WST are acting recklessly towards the membership and have the potential to try and compromise ground development activities in the future.
- Very impressive and long overdue. Would hope that this is given priority by the council. Although not everybody likes sport in this area it brings an important aspect of being a modern city.
- I think the proposal will be a huge improvement to the Racecourse ground. Hopefully this will lead to future Wales games being played here. This will benefit the football club, its fans and the wider community.
- Kop has been closed for far too long - let's get this done.
- Fully supportive of the new Kop stand proposal as the capacity of the stadium needs to meet supply and demand and the economic benefits of hosting big events such as international games will be huge. It would also tidy up a key entrance to the town of Wrexham which is currently a bit of an eyesore.
- The Town/City and football club needs this to keep growing and thriving.
- Looks fantastic and can't wait for it to be built
- Any progress has to be positive after the lost generation of the kop's closure. Looks fantastic.

- Great addition to The Racecourse, this will encourage more people to Wrexham, spending more money with local businesses
- It will rejuvenate the club and the area
- This is a sustainable development which will greatly benefit the community for this and future generations
- I am 100% behind this development. It is much needed for the stadium and the area.
- Wrexham needs this development for the good of Wrexham, Wrexham AFC and North Wales. We have had a three sided stadium for far too long and North Wales football fans are tired of travelling to Cardiff to watch Wales play.
- Much needed development for the racecourse and Wrexham.
- This is not just a massive decision for the club but also the town!
- Let's get it done ⚽ 🔴
- Not before time
- Watched a lot of games from the Kop and the old stand above in the early 70s. At one stage I didn't think that I would see it redeveloped in my lifetime. I'm really looking forward to seeing the development completed. Da iawn
- It looks beautiful. It is needed - both for Wrexham and for Stadium of the North in Wales
- A great development for both the town and the club.
- Long overdue and we really need to have the ground back as a four sided stadium and with an increased capacity. Once this is finished I am sure that the future of the ground and the club will be very positive.
- Desperately needed as most games this season will be a sell-out. We need to keep the interest going by making sure anybody wanting to attend has a good chance of getting a ticket
- The development of the Kop will improve the stadium and facilities
- i think this is superb and what Wrexham fc need
- Looks class
- This proposed redevelopment will help bring the stadium into the 21st century and hopefully increase different revenue streams into the club. Fingers crossed the ground can now host more events such as concerts, international matches and corporate functions.
- Can't wait
- Fully support this the sooner the better.
- This is an important step forward for the development of the football club and the town of Wrexham as a whole the area and community will benefit from the development, the train station and local businesses. Let's get this done at last.
- Please keep at least 1,000 none season tickets back for Marches. Thank you guys for making this happen
- Build it and the people will come
- This is one of the best, if not the best, things to happen to the town in forever! Thank you!
- Totally for the redevelopment of the Kop. It looks amazing and will tidy up that area of the ground and not before time. The way we are moving forward is amazing another piece in the jigsaw.
- Could part of it be safe standing?
- Will be a huge asset to the town/city and the region as a whole.
- The proposal looks amazing and I'm totally behind it
- Looks great keep up the good work
- It will be nice to stand/ be seated in the cop it's been too long derelict. The last time I stood there was watching Wrexham (we should use our Welsh name) play Liverpool in a friendly drew 1-1. The design looks really good and also good use of space.

- Must have protective covenant that is not removable and 100% watertight as we do not want a battle for survival again further down the line, Safe standing should also be included.
- Just what our new city needs. Let's put Wrexham on the map.
- I am fully supportive of the idea of seated standing, and the opportunity a new stand brings in having internationals played once again at Cae Ras
- Great news ,future looking great ,been season ticket holder for more than 30 years two spells with 13 years as a WXM Steward tucked in the middle best news for every Wrexham Afc supporter.
- Although I currently live away from Wrexham, I have been a supporter for decades. I remember going to watch Wrexham games with my late father, in the 1980s, and we would almost always stand on the Kop. I remember watching Wales internationals there too. I've been following Wrexham as an adult since the 90's, and a WST Member since the 00s. Getting the Kop redeveloped and the stadium back to a 4-sided stadium is a vital step not only for Wrexham AFCs further development and ambitions, but also for the community and area. It will allow Wrexham - as a new City - to attract international football again to the Racecourse, drawing in more visitors and spending money in the area. It will have other facilities for the community to use. It's a vital opportunity. With this design I think it looks excellent - it's an attractive design and has elements to reflect the community and heritage, with the black colouring to link to the coal mining of the Wrexham area. I fully support the development and this design.
- This development is sorely needed and is the latest step in the journey back to the football league. Love the design and can't wait to see it built.it will transform the appearance of the ground and give it a whole new look. Exciting times. COYR.
- This development will be a great asset to the club and the city
- I think the Kop development is long overdue and I can't wait to see it full of fans again. I used to stand on the Kop with my friends back in the day and it would be great to have it back in action. I love the idea of safe standing rather than seating so would like it if this would be implemented. This is the next stage for the club as we go up to the next level.
- This is an absolute necessity for Wrexham as a football club and a town. Gate receipts would increase and we could then offer a larger away team allocation, bringing more people to Wrexham itself.
- Born in Wrexham but live in Lancashire and travel for home games. With the increase in fan attendance it has become difficult to get a ticket these days. The Kop redevelopment would make it easier to be able to come and support the club and spend money earned in Lancashire in my home town of Wrexham at the weekends.
- This is a must if the club wants to develop. Demand is starting to outweigh capacity. The North needs a first class stadium.
- Wow! Amazing design. Can't wait to see this beauty going up! I am fully in support of the development.
- This needs to happen for WFC, Wrexham City and for the north of Wales.
- I've supported this club all my life and have amazing memories of the Kop. We need a brand new kop for the younger generation to experience these memories for our wonderful football club. Thank you Rob and Ryan
- Safe standing is a must in this new stand
- This is going to be a wonderful addition, not only to Wrexham but the whole if North Wales
- Why not have the Museum in or around the complex of this stadium, another addition to WrexhamAFC.
- bring back chicken Balti pies

- It is much needed and needs to include accessible options for disabilities. I'm in favour of safe standing and think the capacity needs to be more than 5000 due to demand both at Wrexham and for hosting larger concerts and other events.
- I am fully behind the development! More seats = bigger crowd = higher morale
- The impression of the development is VERY positive and I feel that after many years of decline and stagnation the club is going in the right direction. Just hope the idiots on the council support it.
- This is a crucial development for the club and for the local area. It should be designed and delivered with an eye on future development of other areas of the ground. It should also be designed with a view to allowing provision for safe standing and international football.
- Nothing should stand in the way of this development
- I think this will be fantastic for the ground/club and the wider community
- 100 per cent behind development. Looks absolutely fabulous
- Would like to see wider seats as we are all getting a touch bigger 😂 it's the Wrexham lager and pies 🤤
- The kop needs to be rebuilt. Luckily we have fantastic owners who now want to improve the stadium.
- Wonderful addition to the whole of North Wales. And a fantastic asset for this growing football club
- Another beer wall needs to be added. Huge TV/projection needed for exhibition also needed. Brilliant design.
- It's desperately needed and this seems an excellent design.
- An area the size and population of North Wales is in dire need of a decent sized, 4 sided, all seater stadium to host events for the area and beyond. This development will help towards bringing the racecourse up to modern standards and bringing such a stadium to the area.
- Development is long overdue and is incredibly important for the team the city the county and the country please crack on and get it done asap 👍👍👍👍
- Can't wait to see the project completed
- It's important to move quickly forward with the development as momentum is currently with the club .
- Fantastic news, that a new stand is being built on the kop. Just an idea, why not integrate the Welsh football museum into the structure. It would be the perfect location in the oldest international football ground in the world, the home of Welsh football. Hopefully getting financial help from Welsh Gov/Welsh FA.
- GREAT FOR THE CLUB AND TOWN
- Solar panels on roof. Energy efficient Kop
- My comments are associated with the refreshment areas. I propose a separated serving area for non-alcoholic and alcoholic beverages in the new Kop. Spectators should not have to join long queues associated with alcoholic beverages just to buy water for children.
- I think the plans are great and will bring the Kop area back into use. It will provide Wrexham with an international standard stadium, and any future development of the other stands (that do need redevelopment) will be sympathetic to the style of the new stand. It will create many new jobs and make the area look amazing and modern. I hope the club have borne in mind any future development to the stadia and have built this into the plans. I mean if the club wanted to put a 2nd tier on the Kop, Lager stand and the university end, have the club thought of that ? At the end of the day, we need to think big if we ever get there. I'd like to hope that the club have thought long and hard about access to the club from Wrexham and regress from the ground, as getting from the stadia is quite a feat on match days with large crowds. Crisp in lane is a nightmare after the game. I think Crispin Lane should be a no parking zone on match days. This

would aid the flow of people away from the ground. It must be a mare for the residents who live down Crispin Lane. People sat in cars outside their houses waiting to pick people up, all this when thousands of people are walking away from the ground. Then you get cars entering Crispin Lane from the tunnel side. Should be no go zone on match days. Parking is a major issue as well, what provision is there for future larger crowds ? Overall a great addition to the football club.

- This is brilliant news to many of us. We have been a 3 sided ground for pretty much all my 35ish years of supporting the reds, as it seemed as soon as the mold Road stand opened, the kop was condemned 😞 the new ownership have and continue to be still quite mind blowing, and the thought of being able to watch games from the Kop, where I always used to go, is super exciting. Thankyou Rob, Ryan, Humphrey & everyone else at the club, for making this dream a reality #COYRs🏆❤️🚩🏴󠁧󠁢󠁥󠁮󠁧󠁿USCA
- I am personally delighted to see the progress being made with the Kop end at Wrexham, I have been a lifelong supporter of the club my first match a 1-1 draw with York City on November 12th, 1966, watching with my Father from the Kop and I cannot wait to retake my place on clearly the most famous end of a ground in Wales. I would like to comment that I would like to see the whole end available to the real fans and Hospitality should be kept to both sides of the ground as it is of now.
- It will help not only Wrexham but benefit the whole North Wales.
- The building of the new Kop stand at the racecourse is well overdue. Not only for the loyal fans and community of Wrexham but for the sports fans of North Wales, we all deserve a stadium for the north that can host the Wales national team on regular occasions once again.
- Fabulous plans incorporating full community access as appropriate. The red and black are particularly striking reflecting the heritage. Will be a tremendous asset for North Wales in general.
- Will be Awesome, and very much needed.
- Full support of new kop stand going ahead. I live almost directly behind the kop. And look forward to seeing this across the skyline
- Hello, I love football and I'm happy that Wrexham has a developing team now but I'm saying NO to increase the traffic around club and surroundings. Currently in match day it is almost impossible to get out or get in home. Crispin lane is full of cars, sometimes even blocking residential driveways. If our club will get the promotion to the next (higher) league, even more supporters will start to attend home games and the issue will be even more complicated.
- I am a member of staff at Wrexham FC, and a lifelong fan. I am largely in favour of this fantastic project, however I am disappointed at the lack of facilities for staff and fans travelling by bicycle. I would like to see secure covered bike parking, and a safe designated cycle lane approaching the kop, please.
- The local community is getting 2 rooms out of this this £18.5m development. Wrexham AFC will do handsomely out of it if the stand is filled on match days. In general, this is just transferring public money into private pockets, without any attempt to ""level up"" for average citizen.
- With these redevelopments you need to look into the long term and is it future proofing the Attendance long term make it more of a wraparound stand with potential to even build upwards think big concerts etc and the Championship and maybe even the premier league Bournemouth did it Why not WREXHAM
- I have looked through the proposal but cannot find any statement on light pollution which I thought was a planning consideration. The current floodlights are by no means efficient .. we can see them in them in full summer light directly into our house which is over 9 miles away and elevated by a few hundred feet over the ground. I would have thought there is an opportunity to

significantly reduce the current environmental impact - reducing the energy needs (e.g. through hooded and mirrored downlighting) .. and the nuisance to residents and wildlife (moths etc).

- It looks very modern and out of place with the rest of Wrexham city and the rest of the racecourse.
- I am against standing at matches.