

APPLICATION NO:
P/2022 /0660

LOCATION:
COLLIERS PARK CHESTER ROAD
GRESFORD WREXHAM
LL12 8PW

DATE RECEIVED:
15/07/2022

COMMUNITY:
Gresford

DESCRIPTION:
TYNNU AMOD 05 O GANIATAD
CYNLLUNIO P/2018/0194 / REMOVAL
OF CONDITION 05 OF PLANNING
PERMISSION P/2018/0194

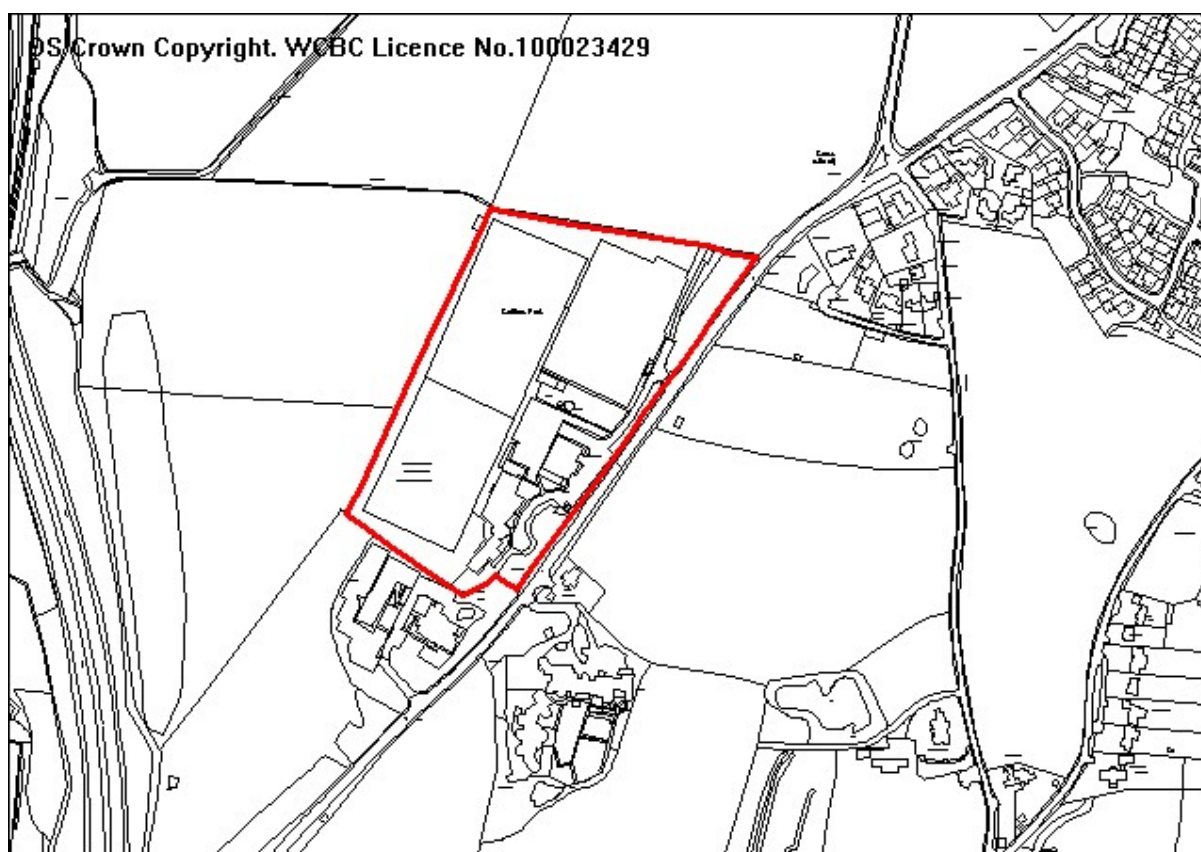
CASE OFFICER:
LP1

WARD:
Gresford East and
West

AGENT NAME:

APPLICANT(S) NAME:
MISS LUCY SCOTT

THE SITE



PROPOSAL

Removal of condition 5 of planning permission P/2018/0194.

Condition 5 states: *The site shall only be used for an association football training ground and sports education facility and for no other purpose*

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(including any other purpose in Classes D1 or D2 of the Schedule to the Town and Country Planning (Use Classes Order) 1987, as amended or in any provision equivalent to that Class in any statutory instruments and re-enacting that Order with or without modification)'.

Reason: *In the interests of highway safety and the amenity of neighbouring properties*

HISTORY

- 21663 Change of use from agriculture to football training facility including one hard surfaced quarter pitch, together with associated building, installation of septic tank and construction of new vehicular access. Granted 08.11.1993
- CB00781 Extension of synthetic surfaced area and provision of floodlighting. Refused 30.02.1997
- CB01223 Erection of floodlights to synthetic surface pitch (amendment to previously granted planning application). Granted 07.07.1997
- CB2362 Removal of condition no. 10 imposed under planning permission 6/21663 to allow spectator/competitive matches on the site. Refused 12.09.1998
- CB02704 Amendment to condition 10 imposed under planning code no. 6/21663 to allow spectator/competitive matches. Refused and allowed on appeal 02.07.1999
- CB02707 Erection of 3 no. 6m high floodlights to illuminate goal skills area (in retrospect). Refused 11.01.1999
- P/2003/1000 Installation of permanent floodlighting – 4 no 10m high columns each fitted with 2kw metal halide lamps. Refused 16.10.2003
- P/2003/1001 Variation of condition no. 4 imposed under planning permission CB01223 to allow floodlighting to be used until 2100hrs. Granted 09.10.2003
- P/2006/0397 New artificial football pitch with new floodlights over existing smaller pitch. Pending.
- P/2007/0991 Relaxation of condition number 3 of planning permission CB2704 to allow siting of temporary spectator stand (in retrospect). Refused 02.10.2007
- P/2009/0499 Erection of spectator stand (in retrospect). Granted 18.09.2009

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P/2010/0125 Retention of two storey block of portacabins, mobile toilet block, single portacabin, tractor shed and 6 mobile 'dug-outs'.
Pending.

P/2018/0194 Alterations and extension to existing facility to create national football development centre (D2) and educational facility (D1), including replacement pitches and floodlighting and associated external works, external store and containers. Granted 14.5.2018.

DEVELOPMENT PLAN

The site is located outside the defined settlement limit and within an area defined as Green Barrier. Policies PS2, GDP1, EC1, EC4, EC13 and T8 are relevant.

The site is proposed to be Green Wedge within the forthcoming LDP

CONSULTATIONS

Community Council

No comments received – meeting delayed due to mourning period

Local Member

No observations on the proposal

Highways

No objections in principle, the overall number of people on the site is restricted by Condition 4 which is not to be amended. The parking is therefore satisfactory although the previously recommended condition of a car park management plan was not included in the previous permission and should be included in this application.

A TRO can be put in place if necessary (funded by the applicant) to extend the length of double white lines in the centre of the road outside the site or double yellow lines immediately outside the site to prevent on road parking. The visibility splays need to be maintained with cutting of the hedgerows.

Public Protection

No comments.

Natural Resources Wales

No comments to make as this condition was not requested as part of the original consideration of the application.

The Planning Authority must consider the phosphorus impact of proposed development on water quality within SAC river catchments and whether the removal of this condition will have an impact on their integrity.

Neighbours

8 representations received raising the following points –

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- There are parking issues associated with the site with cars parked on the B5445 and nearby lanes causing problems for delivery and agricultural vehicles
- Allowing competitive matches will have an impact on the character of the area
- Increase in the number of spectators will increase the need for facilities and refreshments resulting in an increase in litter in the area
- Allowing competitive matches will increase the noise levels from the site.
- Site is already intrusive, increase usage will exacerbate this
- Original planning permission in 1993 was granted in flawed circumstances
- Users of the site have previously trespassed across neighbouring fields

1 representation supporting the site

- Supports grass roots training/tournaments
- Would like to see extension of 30mph speed limit so that it encompasses The Beeches, Colliers Park and the Ashleigh Nursing Home

SPECIAL CONSIDERATIONS

Background: The site is an established football training facility on the outskirts of Gresford which was originally owned by Wrexham Football Club before passing onto Glyndwr University. The Football Association of Wales (FAW) now have a long term lease on the site.

The last permission on the site, application P/2018/0194 was to create a national football development centre and educational facility, upgrading the previous buildings and pitches on the site.

This permission, which was granted on 14th May 2018 was subject to conditions. Condition 5, the subject of this application states '*The site shall only be used for an association football training ground and sports education facility and for no other purpose (including any other purpose in Classes D1 or D2 of the Schedule to the Town and Country Planning (Use Classes Order) 1987, as amended or in any provision equivalent to that Class in any statutory instruments and re-enacting that Order with or without modification)*'. This condition was imposed in the interests of highway safety and the amenity of neighbouring properties.

Condition 6 of the permission states '*At no time shall there be in excess of 200 people on the site including players, coaches, other training centre officials or employees, spectators or other visitors, but excluding any representative of the local planning authority or member of the police force present in an official capacity.*' It is not proposed to vary or delete this condition and the restrictions on the numbers will remain on the land.

The FAW currently use the site for national and regional training facilities at all levels including the development of women's and grass roots squads and

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teams. It is also an important coach education centre. It is not generally used for the men's national team training, however on occasion it also hosts this squad.

The removal of the condition will allow for matches and tournaments for young people – age group teams, women and girls to take place providing they can be managed within the limitations of the site and the restriction of 200 users.

Glyndwr University use the site as a base for some of the sports based and coaching courses and can also host inter-university matches on Wednesday afternoons. The university currently has one men's team competing at this level.

The site already has small spectator stands erected on the land and these will be utilised by any spectators. As there is no application to vary Condition 6, the restriction on the number of people on the site at any one time will remain at 200.

Applicant's Submission : The FAW have submitted a brief report to summarise their proposed use of the site and clarify their intentions. They wish to remove the condition referring to education and training purposes only so as to allow training and some league matches to take place without breaching the terms of the condition.

Under the consideration of previous planning applications it was determined by the Planning Inspector that as noise on site is determined by numbers of people then the 200 limit on the numbers on the site would effectively manage noise levels.

The priority use of the site for the FAW is for training and coach education and the following schedule is indicative of what this would typically include:

a) Internal use

- i. International squads (Only U15/U16/U17 Male and Female)
 - 1. Matches behind closed doors for Wales teams that might attract an interest from scouts.
 - 2. Teams to arrive by coach
 - 3. No other activity on site at the same time.
 - 4. If hosting a tournament in North Wales a game not involving Wales (for example Gibraltar U15 v Malta U15 – but only if low numbers expected) with teams competing at local stadia
 - 5. Teams to arrive by coach
 - 6. No other activity on site
 - 7. Very low spectator numbers with a prior risk assessment against profile of teams, age grade etc. informing decisions to manage numbers on site

b) External use

- i. Wednesdays (alternate dates)
 - 1. Wrexham Youth games (Daytime use)

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2. Very low spectator numbers expected (Wrexham AFC fans/Club Officials in attendance).
3. We can control what other bookings we have on site at the same time. This allows us to manage spectator and car parking.
4. Home team/officials would arrive in cars
5. Away team in a coach/bus.
6. University (BUCSs) Fixtures (Daytime use)
7. Very low spectator numbers
8. Home team/officials arrived in cars. Away team in a coach/bus
9. Maximum of 5/6 homes game per season

c) Fridays (alternate dates).

1. Women and Girls - Wrexham AFC U19s and Northop Hall U19s
2. We would not host any other bookings if these fixtures were taking place at site.
3. Home and away teams/Officials would be expected to arrive in cars

d) Sundays

1. FAW North Academy Girls games
2. Parents attending matches but in low numbers, managed by FAW staff who can control arrival times and numbers of cars attending site.

The FAW would not host any other bookings if these fixtures were taking place.

Colliers Park is a high profile and important facility serving both regional and national football development as well as educational objectives. Whilst FAW is mindful of the need to maximise the success of Colliers Park it would wish to do this alongside having due regard to the neighbouring businesses and local community. The FAW is happy to look at ways of improving the sharing of information about future plans and opportunities as well as responding to views from the community.

Highways : The Highways raise no objection as the overall number of users of the site will not be increasing. However, they note that the recommended Car Parking Management Plan was not included in the original permission and the inclusion of this would ensure that the spaces are available for use, in particular for teams arriving by coach.

The applicant will also be reminded about the proper maintenance of the visibility splays by the trimming of the hedges and trees outside the entrance.

Complaints have been received about parking not being possible at the site which results in parking on streets in the vicinity. It is acknowledged that on occasion there has been traffic congestion and parking issues outside of the site; this has been due to the national team training at the site and fans, who were not allowed on the site, trying to view the session. Such occurrences do not happen on a regular basis and as fans were not allowed on the site and

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parking occurred outside the site boundary it is not possible for the FAW to alleviate these issues.

The concerns raised by neighbouring residents regarding parking on the streets in the area can be addressed by the requirement for the Car Parking Management Plan. If it is considered necessary there is also the scope to introduce double yellow lines outside the site to prevent parking or double white lines in the centre of the road to prevent overtaking.

By limiting the number of people on the site and ensuring the car parking management plan is adhered to there will be adequate provision for the users of the facility. The FAW are amenable to providing an update management plan as a condition of this permission.

Noise: The removal of the condition will not increase the number of people who can be on site at any one time, which will remain restricted by condition. It is therefore considered that there is unlikely to be any increase in noise levels from the site and in turn no impact upon the residential amenity for occupiers of nearby properties. The proposals therefore accord with policy GDP1.

Phosphates: NRW have not raised any objections to the application but have advised that the Local Authority need to consider whether the removal of the condition will result in an increase in the level of phosphorus within the River Dee SAC area.

The site will not have an increase in the number of people on the site; it will be subject to the same limit of 200 people at any one time as it is now. As the site is run by the FAW and is a regional facility it is considered that the majority of the people visiting the site will already live in the River Dee catchment area thus not increasing the amount of phosphorus produced within this area.

CONCLUSION

The removal of the condition to allow some matches to take place on the site will not adversely affect the general appearance of the area. There are existing spectator stands and buildings and there are no proposals to alter this so there will be no additional impact on the openness of the area and the Green Barrier.

The limit on the number of people on the site at any one time remains and together with a Car Parking Management Plan it will ensure that there is no additional traffic impact as a result of the removal of this condition.

RECOMMENDATION: That permission be GRANTED

CONDITION(S)

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1. The development shall only be carried out in strict accordance with the details shown on the approved drawing(s) numbered:-
 - CPW-LAW-X-X-DSP-AR-910001 Rev T1 - SITE LOCATION PLAN
 - CPW-LAW-X-X-DSP-AR-919191 Rev T2 - PROPOSED SITE PLAN
 - CPW-LAW-X-X-DFP-AR-061101 Rev T2 - PROPOSED GROUND FLOOR PLAN
 - CPW-LAW-X-X-DFP-AR-061102 Rev T2 - PROPOSED FIRST FLOOR PLAN
 - CPW-LAW-X-X-DFP-AR-062101 Rev T1 - PROPOSED ELEVATIONS ONE
 - CPW-LAW-X-X-DFP-AR-062102 Rev T1 - PROPOSED ELEVATIONS TWO
 - SK11 - STEEL FRAME METAL CLAD PITCH MAINTENANCE & FOOTBALL EQUIPMENT STORAGE BUILDINGS
 - SK07 - FLOODLIGHTING LAYOUT
 - EXTERNAL PITCH FLOODLIGHTING REV 3 DATED 07.03.18
 - SK01 - PITCH LAYOUTand as contained within the application documentation.
2. The drainage shall be connected and maintained in accordance with the detail contained in the following drawings and documentation:-
 - 3829 EW03 Rev A - PROPOSED DRAINAGE LAYOUT ZONE A
 - 3829 EW04 Rev A - PROPOSED DRAINAGE LAYOUT ZONE B
 - 3829 EW05 Rev A - PROPOSED DRAINAGE LAYOUT ZONE C
 - 3829 EW06 Rev A - PROPOSED DRAINAGE LAYOUT OVERALL
 - 3829 EW07 - PROPOSED AREAS DRAWING
 - 3829 EW08 - PROPOSED KRBING SURFACING & WHITE LINING LAYOUT ZONE A
 - 3829 EW09 - PROPOSED KRBING SURFACING & WHITE LINING LAYOUT ZONE B
 - 3829 EW10 - PROPOSED DRAINAGE DETAILS
 - Report 3829 - Drainage Strategy
3. The permanent and moveable ball stop rigid fencing and netting, spectator stands, camera gantries and irrigation tanks and pumps shall be retained as per the details contained in accordance with the approved plans -
 - Proposed fence and ball stop netting elevations dwg. SK15
 - Document titled Colliers Park - Planning Consent Information Rev A dated 02/05/2018
4. At no time shall there be in excess of 200 people on the site including players, coaches, other training centre officials or employees, spectators or other visitors, but excluding any representative of the local planning authority or member of the police force present in an official capacity
5. No trees or hedges shall be removed from the site other than those specifically referred to in the approved report of S. Shields dated 23.11.2017 reference AIA/CPG/11/17 or on approved drawing SK12 - TREE REMOVAL PLAN contained within application P/2018/0194
6. No floodlights shall be operational between the hours of 2000 and 0600 from 1 April and 30 September unless otherwise agreed in writing by the local planning authority.

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7. The visibility splays at the access shall be maintained to provide visibility splays of 2.4 metres x 120 metres to the south measured to the nearside edge of the adjoining highway, and 2.4 metres x 75 metres to the north measured to the centreline of the adjoining highway. Within these splays there shall be no obstruction above the level of the adjoining carriageway.
8. The car parking and turning areas shall be retained in accordance with the detail as shown on drawing number CPW-LAW-X-X-DSP-AR-919191 Rev T2 - PROPOSED SITE PLAN as submitted as part of application P/2018/0194
9. The pedestrian access approved under application P/2018/0194 and shown on plan CPW-LAW-X-X-DSP-AR-919191 Rev T2 - PROPOSED SITE PLAN shall be permanently maintained and available for use during opening hours of the facility.
10. Within 2 months of the date of this decision a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The plan, has approved shall be fully implemented at all times.

REASON(S)

1. To define the scope of the planning permission
 2. To ensure the proper drainage of the site.
 3. To define the terms of the planning permission and in the interests of the wider amenity of the area
 4. In the interests of highway safety and to ensure the amenity of the neighbouring occupiers.
 5. In the interests of retaining habitat and in the amenity of the area.
 6. In the interest of protecting foraging bats.
 7. In the interests of highway safety
 8. To provide adequate parking and turning facilities for the site
 9. In the interests of pedestrian safety
 10. To ensure the car parking facilities are available for user of the facility
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