

In pursuance of its powers under the Acts and Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application



Applicant	MR SHAUN HARVEY WREXHAM AFC	Code Number	WRR P/2022/0686
Agent	AFL ARCHITECTS MR AHMED ELSOBKY 1ST FLOOR ST GEORGES HOUSE 56 PETER STREET MANCHESTER M2 2NQ	Date Received	25/07/2022
		Decision Date	15/09/2022

Town and Country Planning Act, 1990

Location of application

THE RACECOURSE, MOLD ROAD, WREXHAM, LL11 2AH

Description of application

ADDASIADAU I STAND BRESENNOL I GYNNWYS CREU DIHANGFA DAN, FFENESTRI NEWYDD SWYDDFA DOCYNNAU A RAMPIAU ALLANOL / ALTERATIONS TO EXISTING STAND TO INCLUDE ERECTION OF FIRE ESCAPE, NEW TICKET OFFICE WINDOWS AND EXTERNAL RAMPS

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

EC6	Biodiversity Conservation
GDP1	Development objectives
PS1	Settlement limits
PS2	Development and the environment
T8	Parking

Revision	Date	Description of Decision
0	15/09/2022	Planning permission issued

Particulars of decision that permission be GRANTED Subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of 5 years from the date of this permission.
2. The development hereby permitted shall only be carried out in strict accordance with the details shown on the following approved documents and drawings:

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- Application Form, dated 25 July 2022;
- Site Location Plan (ref: WRX-AFL-Z4-ZZ-DR-A-01100 - Rev.P1), dated 14 July 2022;
- Proposed Ground Floor Plan (ref: WRX-AFL-Z4-ZZ-DR-A-20003 - Rev.P1), dated 14 July 2022;
- Proposed Level 1 Plan (ref: WRX-AFL-Z4-ZZ-DR-A-20004 - Rev.P1), dated 14 July 2022;
- Proposed Elevations (ref: WRX-AFL-Z4-00-DR-A-20020 - Rev.P1), dated 14 July 2022;
- Design and Access Statement (ref: BIM No-WRX-AFL-00-ZZ-RP-A-00005 - Rev.P01), dated July 2022.

3. No surface water from any increase in the roof area of the building /or impermeable surfaces within its curtilage shall be allowed to drain directly or indirectly to the public sewerage system.
4. The gym facility hereby approved shall only be used by players and staff directly associated with Wrexham Association Football Club. The gym shall only be used or operated for non-commercial purposes.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act 1990.
2. To comply with Section 71ZA(2) of the Town and Country Planning Act 1990.
3. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment.
4. To ensure no increased vehicles movements or demand for off-street parking provision results in an adverse impact upon the surrounding highway network from a capacity and safety perspective.

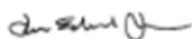
Note(s) to applicant

1. The applicant is advised that some public sewers and lateral drains may not be recorded on our maps; some sewers 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

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presence of such assets may affect the proposal. In order to assist us in dealing with the proposal the applicant may contact Dwr Cymru Welsh Water. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times.

2. The applicant may also need to apply to Dwr Cymru / Welsh Water for any connection to the public sewer under S106 of the Water industry Act 1991. 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 Gravity 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



Ian Jones

Prif Swyddog Cynllunio a Rheoleiddio Dros Dro

Interim Chief Officer Planning & Regulatory

Refer to Statement of Applicant's Rights and General Information on our planning web site at:-

http://www.wrexham.gov.uk/english/planning_portal/publications/info_sheets.htm