# PLANNING & DESIGN STATEMENT



## WREXHAM GOLF CLUB

ACRE PLANNING LIMITED

JULY 2025

V-1

# WREXHAM GOLF CLUB

# PLANNING & DESIGN STATEMENT

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**Appendix 1 Site Images**

# 1.0 INTRODUCTION:

1.1 Acre Planning Limited has prepared this Planning & Design Statement on behalf of Mr S Griffiths (hereafter *'the Applicant'*) to support a Full Planning Application relating to Wrexham Golf Club (hereafter *'the site'*).

1.2 This application seeks planning permission for the following development as described on the relevant planning forms:

*'Erection of an outbuilding for use as a golf simulator.'*

1.3 The purpose of this Planning Statement is to describe the site and the proposed development before establishing how the development proposal complies with the adopted Development Plan.

1.4 The structure of this Planning Statement is as follows:

**2.0 Site Assessment** - Describes the site and its surroundings and reviews the planning history for the site.

**3.0 Policy & Guidance Review** - Sets out the local planning policy and guidance context.

**4.0 Proposal** - Describes in detail the proposed development and provides an assessment/justification regarding planning policy and material considerations.

**5.0 Conclusion**

# 2.0 SITE ASSESSMENT:

## 2.1 Location

2.1.1 The site is located at Wrexham Golf Course, which lies to the north of the A534 as shown on **Figure 1** below.

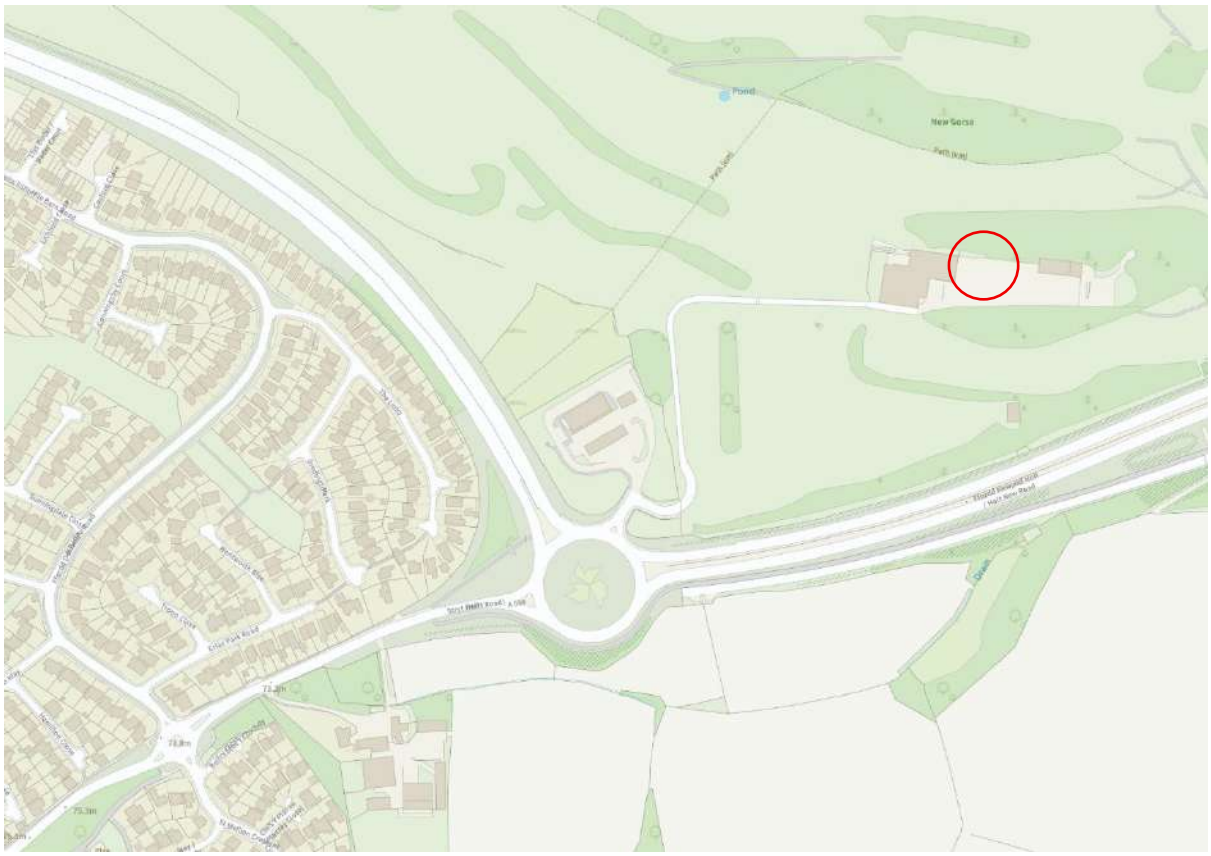


*Figure 1: Site Location*

## 2.2 Site

2.2.1 From the main road, a private driveway leads to the golf course and Clubhouse. To the east of the Clubhouse is a large car park with a small area allocated for buggy parking.

2.2.2 The land within the red line, as set out on the accompanying site location plan, consists of a gravelled golf buggy parking area which is located next to the eastern elevation of the Clubhouse.

2.2.3 There are bollards along the southern boundary of the site with the car park, along with a grassed bank to the north.

2.2.4 The area is flat, and it is away from mature trees.

2.2.5 Photographs of the application site are included in **Appendix 1.**

## 2.3 Planning History

2.3.1 Recent and relevant planning history concerning the site includes the following:

- P/2024/1529 – Replacement hut on golf course. Approved 19/02/2025.

# 3.0 POLICY & GUIDANCE REVIEW:

3.0.1 This section identifies the relevant planning policies within the Development Plan for Wrexham County Borough Council.

3.0.2 By Order of the High Court of Justice, dated 19th May 2025, Wrexham Council's decision on 20th December 2023 to adopt the Local Development Plan (LDP) has been quashed. The LDP is no longer part of the development plan for Wrexham and is now unadopted.

3.0.3 As such, the development plan for Wrexham now comprises Future Wales: the national plan 2040, Technical Advice notes 12 and 16, and the Wrexham Unitary Development Plan 1996-2011, adopted 2005.

3.0.4 Local planning policies and guidance are now reviewed to ascertain their relevance to the location of the site and the development proposal.

## 3.1 Local

3.1.1 The adopted Development Plan is deemed to be generally consistent with the provisions of the NPPF, with the following policies being of relevance to this application:

***Local Plan:***

- GDP 1- Development Objectives
- PS1 & 2 - Broad Location of Development
- PS 11 - Biodiversity
- PS8 - Transport
- EC12 - Flood Risk

## 3.2 Principle of Development

3.2.1 Local planning policies seek to ensure that development is sustainable and that the character of the local area is not impacted upon. There is broad support in national and local planning policies for sporting developments where uses are well established.

3.2.2 The development is considered to be sustainable given the existing site use, and as the proposal would be complementary to the existing golf course.

3.2.3 The proposal is considered suitable in principle. The application should therefore be assessed against local planning policies that cover matters such as flood risk, trees, design, and local amenity.

3.2.4 These matters are considered within section 4.0 of this statement regarding applicable local planning policies and guidance as referred to above.

# 4.0 PROPOSAL:

## 4.1 Development Details

4.1.1 The development proposal includes the erection of a detached outbuilding to be used as a golf simulator. The course professional will use the simulator as a coaching aid and to introduce new players to the sport.

4.1.2 The key elements of the proposal are now considered:

## 4.2 Layout

4.2.1 The proposed outbuilding would be situated next to the eastern elevation of the Clubhouse, where there is good access to the pro shop.

4.2.2 Buggy parking will be reorganised to the side of the new outbuilding.

## 4.3 Scale

4.3.1 The outbuilding is suitably scaled with regard to the nature of the Clubhouse, the wider site, and adjacent structures. It would, therefore, be subservient to the Clubhouse.

## 4.4 Design & Appearance

4.4.1 The elevations of the outbuilding would be finished with timber with shingles to be used on the roof, as per **Figure 2.**



*Figure 2: Proposed Cabin*

4.4.2 It is considered that the proposed outbuilding, in terms of its scale and design, would be in keeping with its surroundings and would not harm the character and appearance of the area.

## 4.5 Access

4.5.1 Access from the highway is unchanged, and car parking will not be altered. There is sufficient parking for buggies near the cabin without impacting car parking.

4.5.2 The small-scale nature of the proposal is unlikely to increase traffic movements to and from the site significantly.

## 4.6 Amenity

4.6.1 The proposal is not located near any dwellinghouses. As such, there would be no impact on local amenity.

## 4.7 Flood Risk & Drainage

4.7.1 The site is covered by Flood Zone 1 and, therefore, is not at risk of flooding. However, the building will have its finished floor level raised above the ground by 150mm with a water butt proposed for surface water drainage in addition to a soakaway.

## 4.8 Trees

4.8.1 The application site is away from mature trees. As such, the development would not be harmful to established planting.

## 4.9 Bio-diversity Net Gain (BNG

4.9.1 Bio-diversity Net Gain (BNG) is now a requirement for consideration for most planning applications. There are, however, exceptions to the requirements based on site-specific circumstances.

4.9.2 The proposed development site consists of an existing hardstanding/car park. There are no other habitats within the red line boundary of the development. The development would be exempted from biodiversity net gain by the de minimis exemption as:

- The development does not impact any onsite priority habitat;
- The car park would be classified as developed land: sealed surface, which has a biodiversity value of zero under the statutory biodiversity metric, and
- There are no other onsite habitats.

# 5.0 CONCLUSION:

5.1 This application has been prepared to demonstrate that the proposed outbuilding would be acceptable in planning terms.

5.2 The proposal takes full account of all relevant planning policies and guidance at both national and local levels.

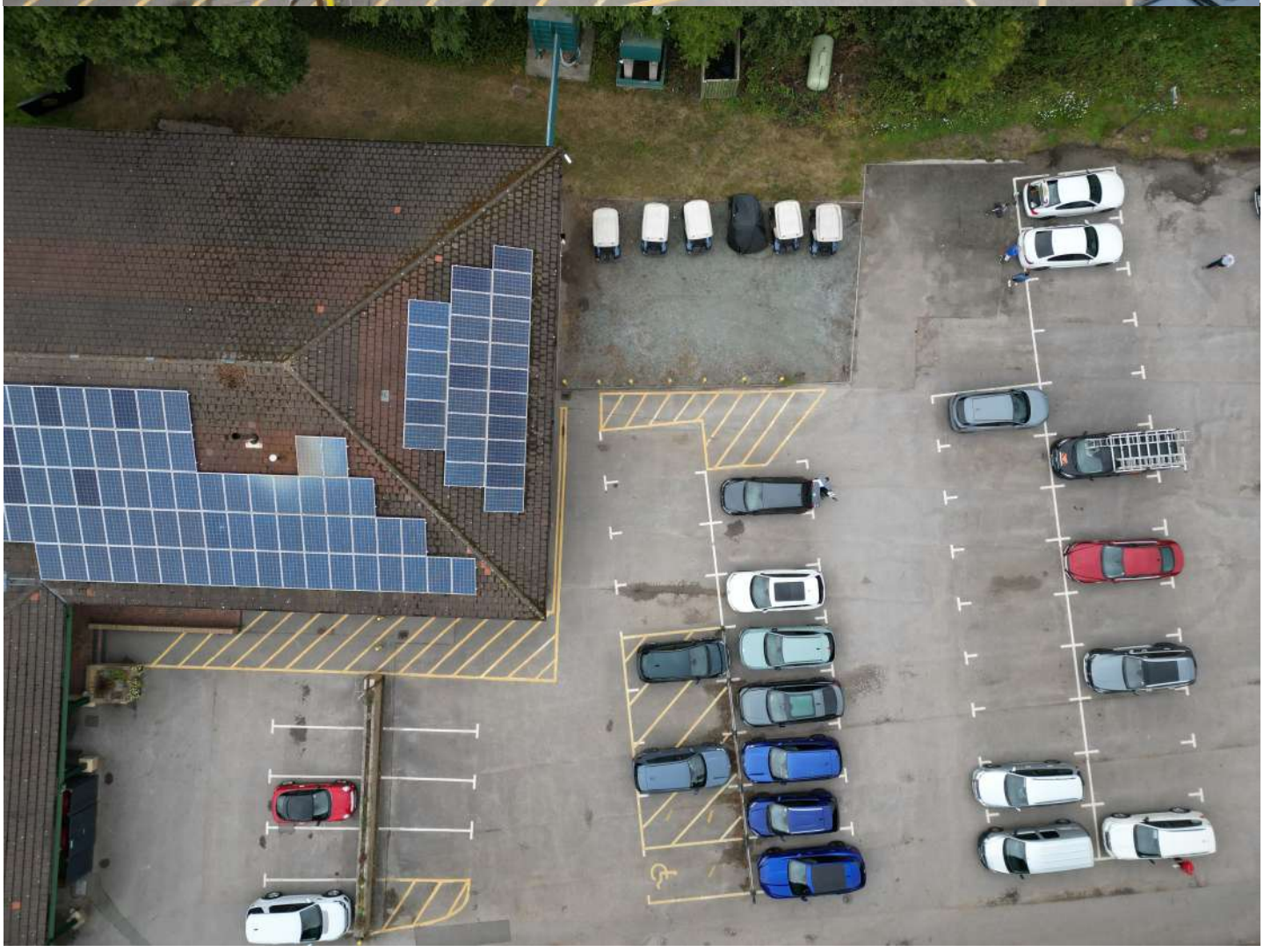
5.3 It has been demonstrated that the proposal would be sympathetic to the local area and that the proposed development can come forward with little or no harm expected with regard to the wider setting.

**APPENDIX 1**
















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