

APPENDIX F

CONSULTATION & RESPONSE

TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

Consultation report in respect of FAW development at:

Colliers Park, Chester Road, Wrexham, LL12 8PW.

Site notice:

Copy attached (**Appendix A**) was in place at the entrance to Colliers Park from 5th February 2018 to 5th March 2018.

Written notices:

1. Named notices were sent to all shown in **Appendix B**
2. Unnamed local occupier notices were delivered to all shown in **Appendix B**
3. Statutory consultees as shown in **Appendix B**

Form of notice:

1. Named notice, example copy shown in **Appendix C**
2. Unnamed local occupier notices, example copy shown in **Appendix D**
3. Statutory consultees notice, example copy shown in **Appendix E**

Requests for further information:

1. Received from Statutory Consultee - Sport Wales (5th Feb 2018) – digital form of design and access statement sent to Ceri Richards, Technical/Grants Officer (5th Feb 2018)
2. Received from Gresford Community Council (22nd Feb 2018) – digital form of design and access statement sent to Serena Baxter, Clerk to the Community Council (23rd Feb 2018)

Meetings held to discuss the proposals:

1. Wrexham AFC – 22nd February 2018

2. North East Wales FA – 22nd February 2018
3. Wrexham County Borough Council -22nd February 2018
4. Wrexham Glyndwr University (WGU) – WGU Asset Manager present at all design team meetings

Written responses:

Received from JW Dutton and JD Dutton, Clapper Farm, Gresford, LL12 8RS and attached at **Appendix F** (24th Feb 2018) – comments received as follows;

1. Problems caused by inadequate fencing to the football pitches, in particular the existing 3G.

Response: FAW will be introducing 5m high fencing to enclose the all-weather pitch

2. The building is larger than the existing structure including a ‘two storey foyer’.

Response: The existing building will be upgraded to improve facilities and satisfy current user needs with the new building being an important off-pitch structure to meet the national football needs. The double height foyer is designed to include a lift to the first floor of the existing building to satisfy all user needs.

3. Lack of pavement on the B5445

Response: The extant usage plans will remain in force with some current activity being replaced by national squads and coach education – this demand will be satisfied by vehicular use

COLLIERS PARK SITE NOTICE

SITE NOTICE APPENDIX A

Town and County Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION NOTICE UNDER ARTICLES 2C AND 2D

(to be served on owners and/or occupiers of adjoining land and community consultees; and displayed by site notice on or near the location of the proposed development)

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 the local planning authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at (a) ...COLLIERS PARK, CHESTER ROAD, WREXHAM. LL12 8PW.....

I give notice that (b) ...FOOTBALL ASSOCIATION OF WALES.....

Is intending to apply for planning permission to (c): ...ALTER & EXTEND EXISTING FACILITIES TO ESTABLISH NATIONAL FOOTBALL CENTRE.....

You may inspect copies of:

the proposed application;

the plans; and

other supporting documents

online at (d)

and computer facilities are available to view this information online at (e)

between the hours of (f)

(or)

You may view this information at (g) GLYNDWR UNIVERSITY, MOLD ROAD, WREXHAM. LL11 2AW

between the hours of (h).....09.00 TO 17.00.....

Anyone who wishes to make representations about this proposed development must write to the applicant agent at (i) or (j); THE BYRE, CROESNEWYDD HALL, WREXHAM. LL13 7DD or by e-mail to wrexham@lawray.co.uk

By (k) 5TH MARCH 2018.....

Signed: ...LAWRAY ARCHITECTS.....

Date: 5TH FEBRUARY 2018.....

COLLIERS PARK: SCHEDULE OF PRE PLANNING CONSULTEES

Statutory Consultee

1. Sport Wales **Graham Williams, Director of Community Engagement** and Ceri Richards
Technical Grants Officer graham.williams@sport.wales

Named Consultees

2. **Premier Inn** Wrexham North, Chester Road, Wrexham LL12 8PW
Wrexham.pti@whitbread.com
3. **The Beeches** Chester Road Gresford Near Wrexham LL12 8PW
Wrexham.beeches@whitbread.com
4. **Wrexham AFC** Spencer.Harris@wrexhamfc.tv Andy.Davies@wrexhamfc.tv
5. **Gresford Colliery Sports and Social Club**
Recreational Grounds,, Bluebell Lane, Pandy, Wrexham LL12 8EE
General Manager/Club Steward Valeriedavies@live.co.uk
6. All Saints Church Gresford The Green Gresford Wrexham LL12 8RG Vicar and Parish Priest
Revd Canon J Tudor Hughes (**Father Tudor**) tudorhughes53@gmail.com
7. North East Wales FA Secretary **David Fawkes** gensecnewfa@gmail.com
8. **Wrexham Glyndwr University** Mold Rd, Wrexham LL11 2AW Lynda Powell
l.powell@glyndwr.ac.uk
9. **Gresford Community Council Clerk to the Council Serena Baxter**
clerkgresford@gmail.com
 - a. Individual Members :Gresford West: andrew.bailey@wrexham.gov.uk – failed delivery; sarahatherton67@gmail.com
10. WCBC Gresford East/West County **Councillor Andrew Atkinson**, 79 Pentre Street,
Llay,Wrexham, LL12 0NF Tel. 07914211631 andrew.atkinson@wrexham.gov.uk
11. **AMs and MPs for Wrexham and Clwyd South**
 - a. **Lesley Griffiths AM Wrexham** Constituency 41 Rhosddu Rd, Wrexham LL11 2NS
Lesley.Griffiths@assembly.wales
 - b. lucasi@parliament.uk Ian Lucas MP for Wrexham
 - c. Ken.Skates@assembly.wales Ken Skates AM, Clwyd South Constituency Labour
 - d. susan.jones.mp@parliament.uk Susan Elan Jones MP for Clwyd South Labour
12. **WCBC** Cllr Mark Pritchard Leader leader@wrexham.gov.uk; Cllr David
Bithell davida.bithell@wrexham.gov.uk Lead Member for Place; Lee Robinson Executive
Director Lee.Robinson@wrexham.gov.uk

Unnamed Local Occupiers Delivered

13. Ash Grove Residential Home Chester Road Gresford LL12 8PP

14. Ashleigh Court Residential Home Chester Road Gresford LL12 8PP
15. The Lodge Chester Road Gresford LL12 8PP
16. Mr J Dutton Clapper Farm Gresford

COLLIERS PARK: NAMED NOTICE

Date: 5th February 2018

To: The Beeches, Chester Road, Wrexham LL12 8PW

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

This notice provides you with the opportunity to comment directly to the 'developer' on a proposed project, prior to the submission of a planning application to the Local Planning Authority (LPA).

Any subsequent planning application will be publicised by Wrexham County Borough Council (WCBC).

Any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application.

Please note that any comments submitted may be placed on the 'public file'.

Proposed development at Colliers Park Football Facilities, Chester Road, Gresford, Wrexham.

I hereby give notice that the Football Association of Wales (FAW), 11/12 Neptune Court, Vanguard Way, Cardiff, CF24 5PJ, is intending to apply for planning permission to upgrade and enhance the existing football facilities at Colliers Park.

Colliers Park has been used as a football training ground for more than 25 years, providing two grass pitches and a floodlit artificial turf pitch, as well as a two storey off-pitch support accommodation building.

The FAW propose to upgrade and extend the existing playing facilities and off-pitch accommodation to create a National Football Development Centre.

You may inspect copies of the proposed application, together with plans and other supporting documentation in the main reception of Wrexham Glyndwr University, Plas Coch, Mold Road, Wrexham, LL11 2AW for 28 days from the date of this notice, and between the hours of 9am and 5pm, Monday to Friday.

If you wish to make representations about the development, please write by Monday 5th March 2018, to the FAW's Agent, Lawray Architects, The Byre, Croesnewydd Hall, Wrexham, LL13 7YP or by email at wrexham@lawray.co.uk.

Signed: Lawray Architects, agents acting on behalf of the FAW

Dated: 5th February 2018

APPENDIX D

COLLIERS PARK: UNNAMED OCCUPIER NOTICE

Date: 5th February 2018

To: The Owner/Occupier

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012
PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION NOTICE UNDER ARTICLES 2C AND 2D**

This notice provides you with the opportunity to comment directly to the 'developer' on a proposed project, prior to the submission of a planning application to the Local Planning Authority (LPA).

Any subsequent planning application will be publicised by Wrexham County Borough Council (WCBC).

Any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application.

Please note that any comments submitted may be placed on the 'public file'.

Proposed development at Colliers Park Football Facilities, Chester Road, Gresford, Wrexham.

I hereby give notice that the Football Association of Wales (FAW), 11/12 Neptune Court, Vanguard Way, Cardiff, CF24 5PJ, is intending to apply for planning permission to upgrade and enhance the existing football facilities at Colliers Park.

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The FAW propose to upgrade and extend the existing playing facilities and off-pitch accommodation to create a National Football Development Centre.

You may inspect copies of the proposed application, together with plans and other supporting documentation in the main reception of Wrexham Glyndwr University, Plas Coch, Mold Road, Wrexham, LL11 2AW for 28 days from the date of this notice, and between the hours of 9am and 5pm, Monday to Friday.

If you wish to make representations about the development, please write by Monday 5th March 2018, to the FAW's Agent, Lawray Architects, The Byre, Croesnewydd Hall, Wrexham, LL13 7YP or by email at wrexham@lawray.co.uk.

Signed: Lawray Architects, agents acting on behalf of the FAW

Dated: 5th February 2018

COLLIERS PARK: STATUTORY CONSULTEE NOTICE

Date: 5th February 2018

**To: Sport Wales, Sport Wales National Centre, Sophia Gardens, Cardiff. CF11 9SW
C/O Graham Williams, Director of Community Engagement**

**TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE)
(WALES) ORDER 2012**

**PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING
PERMISSION NOTICE UNDER ARTICLE 2D**

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 Colliers Park Football Facilities, Chester Road, Gresford, Wrexham.

I hereby give notice that the Football Association of Wales (FAW), 11/12 Neptune Court, Vanguard Way, Cardiff, CF24 5PJ, is intending to apply for planning permission to upgrade and enhance the existing football facilities at Colliers Park, Gresford, Wrexham to create a National Training and Development Centre in north Wales.

A copy of the proposed application together with plans and other supporting documentation can be viewed in the main reception of Wrexham Glyndwr University, Plas Coch, Mold Road, Wrexham, LL11 2AW for 28 days from the date of this notice, and between the hours of 9am and 5pm, Monday to Friday – or by special arrangements through the FAW Trust, Dragon Park, Newport.

In accordance of the requirements of ARTICLE 2E OF THE TOWN AND COUNTRY PLANNING (DEVELOPMENT MANAGEMENT PROCEDURE) (WALES) ORDER 2012, a consultation response must be sent to wrexham@lawray.co.uk by Monday 5th March 2018.

Signed: Lawray Architects, agents acting on behalf of the FAW

Dated: 5th February 2018

COLLIERS PARK: WRITTEN RESPONSE RECEIVED FROM C E DUTTON & SON

JW Dutton & JD Dutton, trading as C.E.Dutton & Son
Clapper Farm
Pont y Capel Lane
Gresford
WREXHAM
LL12 8RS

Lawry Architects (on behalf of F.A.W.)
The Byre,
Croesnewydd Hall,
WREXHAM
LL13 7YP

February 24th 2018

Dear Sirs,

Proposed development at Colliers' Park Football Facilities, Chester Road, Gresford

Thank you for this opportunity to comment on this proposed development. We are adjoining landowners to the site.

There is currently a problem caused by inadequate fencing of the pitches.

The all-weather pitch gets a lot of use, and from our experience, has the largest proportion of mis-hit balls. Currently the all-weather pitch is alongside grazed areas, so mis-hit balls have fallen mainly on grassed areas of our property. The proposed relocation of the all-weather area means most balls will come onto our arable land, with potential damage to crops and increased trespass unless adequate perimeter ball-stop fencing is provided.

The following observations are made in the light of the proposed development being situated in open countryside, with Green Barrier status. Our landholding of open fields is to the North and West of the site.

The proposed new building is considerably larger than the existing building.

The proposed new building is 'double height' and therefore higher than an accepted understanding of 'single storey'.

The proposed foyer is two storeys.

There is a lack of pavement on the B5445, alongside Colliers' Park and, whilst no increase in footfall is anticipated, current users are to be seen walking along the side of the road.

Yours faithfully,

John Dutton