28 August 2025

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Dear Matthew,

APPLICATION UNDER SECTION 96A OF THE TOWN AND COUNTRY PLANNING ACT 1990 TO AMEND THE WORDING OF CONDITION 4 (CONSTRUCTION METHOD STATEMENT) OF PLANNING PERMISSION REF. P/2025/0090 (KOP STAND DEVELOPMENT)

WREXHAM ASSOCIATION FOOTBALL CLUB

STŌK CAE RAS, MOLD ROAD, WREXHAM, LL11 2AH

On behalf of Wrexham Association Football Club Limited ("Wrexham AFC"), Savills is instructed to submit an application seeking permission for a non-material amendment (NMA) (Section 96A of the Town and Country Planning Act 1990) to amend the wording of Condition 4 (Construction Method Statement) of Planning Permission ref. P/2025/0090. The application is in respect of the Kop Stand development at the STōK Cae Ras, Mold Road, Wrexham, LL11 2AH ("the Site").

The following documents and plans are submitted as part of the application:

- Application Form
- Covering Letter (this document);
- Site Location Plan;
- Construction, Environmental Management Plan (September 2025)

Payment for the application has been made via the Planning Portal. The Planning Portal reference number is PP-14285348.

Background

Full Planning Permission for the permanent replacement Kop Stand was issued in January 2023 (ref. P/2022/0725). The description of development stated:

> *"Kop development for 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".*

A subsequent Planning Permission was later issued in January 2024 to amend planning application ref. P/2022/0725 under Section 73 of the Town and Country Planning Act 1990 (ref. P/2023/0776) in relation to the Kop Stand capacity and hospitality/conference spaces.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Condition 4 (Construction Method Statement) of Planning Permission P/2023/0776 was worded as follows:

> *"No development shall commence until a Construction Method Statement has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period. The statement shall provide for:*
>
> *i. hours of working*
> *ii. the parking of vehicles of site operatives and visitors;*
> *iii. loading and unloading of plant and materials;*
> *iv. storage of plant and materials used in constructing the development;*
> *v. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;*
> *vi. measures to control the emission of dust and dirt during construction;*
> *vii. a scheme for recycling/disposing of waste resulting from construction works.*
>
> *Reason: In the interests of highway safety and the amenity of nearby residents in accordance with policy DM1 of the Wrexham Local Development Plan."*

Condition 4 (Construction Method Statement) was discharged in March 2024 through application ref. P/2023/0247.

In March 2025, Planning Permission was issued to deliver a refreshed approach to the Kop Stand under a Section 73 planning application (ref. P/2025/0090) to allow for design changes to be made. The description of development stated:

> *"Variation of Condition 2 of Planning Permission P/2023/0776 to amend design".*

Following the previous discharge of Condition 4 (Construction Method Statement), the Condition wording was amended to form a compliance condition attached to ref. P/2025/0090. Therefore, the Condition is now worded as follows:

> *"The construction period of the development shall be carried out in accordance with the Construction Method Statement received on 27.2.2024 and approved on 1.3.2024 under reference number P/2023/0247.*
>
> *Reason: In the interests of highway safety and the amenity of nearby residents in accordance with Policy DM1 of the Wrexham Local Development Plan."*

Purpose of this NMA

This application seeks to replace the Construction Method Statement that was discharged under application ref. P/2023/0247 with a revised document titled Construction, Environmental Management Plan (September 2025). This essentially seeks to re-discharge the original Condition.

As such, the proposed amended wording of Condition 4 (Construction Method Statement) of Planning Permission ref. P/2025/0090 is as follows:

Condition 4 Approved Wording	Condition 4 Revised Wording
The construction period of the development shall be carried out in accordance with the Construction Method Statement received on 27.2.2024 and approved on 1.3.2024 under reference number P/2023/0247.	The construction period of the development shall be carried out in accordance with the ~~Construction Method Statement~~ **Construction, Environmental Management Plan (September 2025)** received on ~~27.2.2024~~ **[INSERT DATE]** and approved on ~~1.3.2024~~ **[INSERT DATE]** under reference number ~~P/2023/0247~~ **[INSERT REF. NUMBER].**

Reason: In the interests of highway safety and the amenity of nearby residents in accordance with Policy DM1 of the Wrexham Local Development Plan.	Reason: In the interests of highway safety and the amenity of nearby residents in accordance with Policy DM1 of the Wrexham Local Development Plan.

Conclusion

The revised document continues to adhere to the wording of the original Condition under application ref. P/2023/0776, in the interest of protecting highway safety and the amenity of nearby residents.

The use of an NMA application is not unusual to amend Condition wording, particularly where (as is the case here) the intention is not to actually change the requirements of the Condition but instead merely alter the approved document within the Condition.

I trust the above is clear and acceptable. However, if there is anything we can do to accelerate validation and determination, please do not hesitate to contact me.

Yours sincerely,

Savills.

James Hansel
Associate