In pursuance of its powers under the Acts an 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

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant Jonathan Miller

Agent Louise ORourke
1 Adam Sqaure,
Brucefield Industry
Park, Livingston, EH54
9DE

Reference P/2024/1703

Date Received 23/12/2024

Decision Date 23/07/2025

Town and Country Planning Act, 1990

Location of Application

BRYN ALYN SCHOOL, CHURCH STREET, GWERSYLLT, WREXHAM, LL11 4HB

Description of Application

ADEILADU CAE PÊL-DROED SYNTHETIG 3G GYDA FFENSYS A LLIFOLEUADAU / CONSTRUCTION OF 3G SYNTHETIC FOOTBALL PITCH WITH FENCING AND FLOODLIGHTING

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

CLF 2 - New Facilities
CLF 3 -Dual Use Facilities
CLF 4 - Playing Fields, Children's Play Areas and Open Space
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
T8 - Parking

Revision	Date	Description of Decision
0	23/07/2025	Planning permission issued
1	10/09/2025	Approval of conditions ref: P/2025/0634

Particulars of decision : GRANTED subject to the following:-

Condition(s)

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1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):

   Location plan dwg no. 010
   Fencing details dwg no. 301
   Fencing Sections dwg no. 300
   General Arrangement Plan dwg no. 100
   Lighting Plan dwg no. HLS9628/REV1
   Parking Plan dwg no. 015
   Drainage Details dwg no. 201
   Cut and fill levels dwg no. 402
   Drainage Strategy
   Tree Survey Reference: Q12273
   Topographical Survey Plan dwg no. 050
   Existing levels model dwg no. 400
   Proposed levels model dwg no.401
   Construction detail dwg no. 350

3. No use of the development shall be made before 09:00 or after 22:00 Monday - Friday and before 09:00 or after 20:00 Saturday, Sundays and Bank Holidays.

4. The flood lighting hereby approved shall cease to operate before 22:30 hours Monday to Friday and 20:30 hours Saturday, Sunday and Bank Holidays.

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5. Prior to first use of the proposal, a Noise Management Plan (NMP) shall be submitted to and approved in writing by the Local Planning Authority. The NMP shall at a minimum detail the recommendations section 10 of report 'Noise Impact Assessment, Proposed Artificial Grass Pitch, Ysgol Bryn Alyn High School' Reference: 11267/FD Dated 01-07-25 by Acoustic Consultants Limited. The development shall thereafter be operated in full accordance with the approved Noise Management Plan.

6. No development shall commence, including any works of demolition, until a Construction Traffic Management Plan has been submitted to, and approved in writing by, the Local Planning Authority. The approved statement shall be adhered to throughout the construction period.

Approval of condition ref: P/2025/0634
Approved by: Wrexham County Borough Council
Approved detail: Revised CTMP
Approved date: 10/09/2025

7. Prior to the first use of the development hereby permitted, a Car Parking Management Plan shall be submitted to and approved in writing by the Local Planning Authority.

Such a plan will need to include (but not limited to) the following details:-
- Statement that all existing internal parking areas within the curtilage of the school will be made available for users of the 3G pitch.
- Statement that the access at the south western corner of the site onto Bryn Glas / Heol yr Eglwys shall only be used as an emergency access.
- Measures to avoid any excessive parking demand at the site when after school activities occur at the site eg/ parents evening – may require reduced bookings of 3G pitch when the activities coincide.

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8. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

Approval of condition ref: P/2025/0634
Approved by: Wrexham County Borough Council
Approved detail: Biodiversity Matrix
Approved date: 10/09/2025

9. No part of the development shall be brought into use until a long term Biodiversity Management and Maintenance Plan has been submitted to and approved in writing by the Local Planning Authority. The plan shall include but is not limited to:-
i) detailed objectives for the management and enhancement of all retained and created habitats
ii) details of ongoing management and maintenance operations for a minimum of 30 years;
iii) a detailed timetable for the implementation of the management and maintenance operations;
iv) clear responsibilities for the implementation and funding of the plan;
v) a methodology for monitoring the effectiveness of the plan and;
vi) details of any habitat protection zones or exclusion areas during and post construction

The approved Management and Maintenance Plan shall implemented in full accordance with such details as may be approved and maintained thereafter.

Reason(s)

1 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

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2 To comply with Section 91(3) of the Town and Country Planning Act, 1990.

3 To protect the amenities of the occupiers of nearby properties in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

4 To protect adjacent residential amenity in accordance with Policy GDP1 of the Unitary Development Plan.

5 In the interest of protecting adjacent residential amenity in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

6 In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7 To ensure no detriment to the highway network or its users in accordance with Policy GPD1 of the Wrexham Unitary Development Plan.

8 To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

9 To secure the long-term management and enhancement of biodiversity features on the site in accordance with Planning Policy Wales Ed 12 and Policy EC6 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;

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- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Supplementary Notes

The applicant's attention should be drawn to item nos. 1, 2, 3, 4 & 5 of the supplementary notes. Appendix Highways Development Control Standard Advisory Note In the interests of maintaining highway safety, and to avoid obstruction of the public highway (in contravention of the Highways Act), The Applicant is advised to coordinate with the highway authority at highwayroadworks@wrexham.gov.uk in advance of commencement of the development/works with respect to:

1. Skip, scaffolding, hoarding or A frame/signage (Permit required for these items, if on the public highway);
2. Use of a parking space for a set down/delivery area;
3. Record a dilapidation survey of the adjacent carriageway prior to commencement (to avoid being ask to repair damage by the Applicant whilst carrying out their works);
4. If any lane closure or obstruction of the highway is required for a crane or similar;
5. Protection against dust and debris blowing onto the public highway

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6. Construction traffic parking locally avoiding nuisance to others;
7. If the Applicant's scope of work includes new apparatus in the highway, such as new mains services then a Section 50 licence will be required. Insurances and demonstration of competency to carry out works in the public highway will be required.
8. Lowering of kerbs or minor pavement alterations require Section 184 agreement. Insurances and demonstration of competency to carry out works in the public highway will be required.
9. A section 278 agreement works agreement is required for more significant alterations to the existing highway
10. Any temporary works affecting traffic lights, [pedestrian/cycle road crossings, or bus stops require pre-planning and permits;
11. For applications with a private driveway (either existing or proposed) connecting onto the public highway, the following conditions of approval apply: Contracts and Engineering Manager • No surface water from the applicants site should be allowed to drain onto the public highway, • The first 5m* minimum (for residential property) should be hard paved, avoiding gravel or loose chippings form spreading. • No gate should be built in a location where it would result in a car obstructing the highway whilst being unlocked, and it should not swing out and over a pavement or any other part of the highway. *The hard paved length and set back if required is subject to the applicants proposed vehicular length The applicants should allow a minimum of 4 weeks' notice for any of the above standard requirements, and 6-8 weeks for lane closures & road closures (lead times may change without notice subject to workload and complexity). Any works involving Trunk roads should be coordinated separately and directly with the North & Mid Wales trunk Road Agency. For larger sites with a significant impact upon the highway, a Construction Traffic Management Plan will be required.



David Fitzsimon
Prif Swyddog Yr Economi a Chynllunio, Cyngor Bwrdeistref Sirol Wrecsam
Chief Officer Economy and Planning, Wrexham County Borough Council

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council