3 October 2025

Wrexham County Borough Council
Planning Department
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Dear Sir / Madam,

APPLICATION TO DISCHARGE CONDITIONS 8 (TRAFFIC AND ACCESS MANAGEMENT PLAN) 9 (TRAVEL PLAN) AND 10 (CAR PARKING MANAGEMENT PLAN) RELATING TO PLANNING PERMISSION REF: P/2024/1293

WREXHAM ASSOCIATION FOOTBALL CLUB

DARLAND SCHOOL AND SPORTS CENTRE, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0DL.

Savills is instructed by Wrexham Association Football Club Limited ("Wrexham AFC") to submit an application seeking to discharge Conditions 8 (Traffic and Access Management Plan), 9 (Travel Plan) and 10 (Car Parking Management Plan) of Planning Permission ref. P/2024/1293, approved on 6th March 2025. The description of the approved development is as follows:

"Erection of new Training Facility comprising of 2 new buildings and 2 shipping containers".

The following documents have been submitted as part of the application:

- Cover Letter (this document);
- Wrexham AFC Youth Academy, Darling High School, Rossett - Traffic and Access Management Plan, Car Park Management Plan & Travel Plan (August 2025);
- Application Form;
- Site Location Plan; and
- Decision Notice.

Payment for the application has been made via the Planning Portal. The Planning Portal reference number is: PP-14380602.

Condition 8 (Traffic and Access Management Plan)

Condition 8 is worded as follows:

"Prior to the first beneficial use of the development, a Traffic and Access Management Plan (TAMP) shall be submitted to and approved in writing by the local planning department. The TAMP shall include:

- *Details of how the access onto Chester Road will be the only access (in/out) serving the proposed development after school closing times in the week and all weekend.*

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- *Details of how the rear access onto Darland Close (northerly access) shall be managed to restrict use by academy operations, including timing of gate opening and closing. Details to include timescales for the implementation of agreed measures.*

- *Gamford Lane access*

• Details of the maximum size of vehicle permitted to use this access
• Frequency of use of the access
• Restriction on general parking / use of this access
• Access to be surfaced with hard bound materials for a minimum distance of 5m behind adjoining highway
• Management plan to include details of how visitors associated with the facility will be discouraged from parking on the public highway.

All access vehicular access to the development shall thereafter be accordance with the approved Traffic and Access Management Plan.

Reason: In the interests of highway safety in accordance with policy DM1 of the Wrexham Local Development Plan.

The Traffic and Access Management Plan confirms that all users of the Academy facilities will access the Wrexham AFC Academy off the B5445 Chester Road (main school entrance) only. Appropriate on-site signage (both signs and road markings) delineating areas will be delivered. Further details have also been provided regarding events and logistics planning and the maintenance and emergency access arrangements.

Condition 9 (Travel Plan)

Condition 9 is worded as follows:

"Prior to the first beneficial use of the development hereby permitted, a Final Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include measures to encourage occupiers of the development to walk, cycle and to use local facilities and public transport. The Travel Plan shall be implemented as approved.

Reason: To assist users of the development to make sustainable transport choices in accordance with policy DM1 of the Wrexham Local Development Plan".

The Travel Plan signposts to where relevant plans and details are displayed, including emphasis on encouraging sustainable modes of transport.

Condition 10 (Car Parking Management Plan)

Condition 10 is worded as follows:

"Prior to the first beneficial use of the development hereby approved, a Car Parking Management Plan/ Statement shall be submitted to, and approved in writing by the Local Planning Authority. The approved plan/ statement shall provide:

• How the car parking/ coach areas are to be managed / laid out for users of the approved development / school and sports club
• Management plan to include details of how visitors associated with the facility will be discouraged from parking on the public highway.

The Car Parking Management Plan shall be implemented as approved.

Reason: In the interests of highway safety in accordance with policy DM1 of the Wrexham Local Development Plan."

The Car Park Management Plan section of the submission outlines how the car parking/coach areas are to be managed and laid out for users. Staff and visitors will be well informed of parking arrangements and there will be day-to-day liaison between the Club and the School on parking arrangements and any issues that may arise. There will also be specific strategic planning for events both at the School and at the Academy in order to ensure effective use of the available parking space.

Conclusion

Work continues on the delivery of the high quality Academy facility for Wrexham AFC. This submission demonstrates how the site will be appropriately accessed, how sustainable modes of transport will be encouraged and how on-site car parking management will work, to ensure this works effectively for the Club and the School.

I trust that the above and enclosed is sufficient to allow the prompt registration and determination of the application. However, please let me know should you require any further information.

Yours faithfully

[redacted]

James Hansel
Associate