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 Wrexham Association Football Club

Agent Chris Potts
Savills, 5th Floor, 2 Kingsway, Cardiff, United Kingdom, CF10 3FD

Reference P/2025/0090

Date Received 03/02/2025

Decision Date 03/03/2025

Town and Country Planning Act, 1990

Section 73

Location of Application

THE RACECOURSE, MOLD ROAD, WREXHAM, LL11 2AH

Description of Application

AMRYWIO AMOD 2 CANIATÂD CYNLLUNIO P/2023/0776 I DDIWYGIO DYLUNIAD

VARIATION OF CONDITION 2 OF PLANNING PERMISSION P/2023/0776 TO AMEND DESIGN

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

National Policies and Technical Advice Notes (TAN):

Future Wales Policy 1 - Where Wales will grow
Future Wales Policy 20 - National Growth Area - Wrexham and Deeside
TAN 12 : Design
TAN 18 : Transport
TAN 5 : Nature Conservation and Planning

Wrexham Local Development 2013 – 2028:

CF3 - Regional Sports Stadia
DM1 - Development Management Considerations
NE1 - International and National Nature Conservation Designations
NE6 - Waste Water Treatment and River Water Quality
R2 - Development within the Wrexham City Centre Masterplan Area
SP8 - Economic Growth, Employment and Enterprise
SP11 - Transport and Accessibility
SP13 - Health and Wellbeing

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SP14 - Natural Environment
SP18 - Climate Change
SP2 - Location of Development
T1 - Managing Transport Impacts
T2 - Active Travel

Revision	Date	Description of Decision
0	03/03/2025	Planning permission issued
1	02/09/2025	Non-Material Amendment
2	06/11/2025	Non-Material Amendment
3	15/01/2026	Discharge of Condition 13 – P/2025/0943

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before 12 January 2028.

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

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2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
WRX-POP-ZZZ-ZZZ-DR-AR-021001 Revision P01 Site Location Plan
WRX POP-ZZZ-ZZZ-DR-AR-021003 Revision P01 Site Plan: Proposed
WRX-POP-KOP-LOO-DR-AR-021020 Revision P01 GA Plan Level 00 Proposed
WRX-POP-KOP-LO1-DR-AR-021021 Revision P01 GA Plan Level 01 Proposed
WRX-POP-KOP-LO2-DR-AR-021022 Revision P01 GA Plan Level 02 Proposed
WRX-POP-KOP-LO3-DR-LA-021023 Revision P01 GA Plan Level 03 Proposed
WRX-POP-KOP-LO4-DR-LA-021024 Revision P01 GA Plan Level 04 Proposed
WRX-POP-KOP-LORF-DR-LA-021025 Revision P01 GA Plan Level RF Proposed
WRX-POP-KOP-ZZZ-DR-AR-022030 Revision P01 GA Cross-Section (W-E) Proposed
WRX-POP-KOP-ZZZ-DR-AR-023045 Revision P01 GA North & South Elevations Proposed
WRX-POP-KOP-ZZZ-DR-AR-023046 Revision P01 GA East & West Elevations Proposed
WRX-POP-ZZZ-ZZZ-DR-AR-023041 Revision P01 GA Proposed Elevations
Interim Travel Plan (Ramboll) dated July 2022

Non-material amendment reference number P/2025/0593

3. The number of spectators using the development shall not exceed 5,500. For the avoidance of doubt, this applies to all football and non-football events held at the Racecourse.

4. 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.

Non-material amendment reference number P/2025/0678

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5. The development shall be carried out in accordance with the following details approved on 1 March 2024 under reference number P/2023/0247:
   · Letter from Ramboll to Matthew Phillips dated 23/06/05
   · Wrexham AFC Kop Development, Interim Contaminated Land Interpretive Report, Ramboll, Issue 3, Dated 05/02/2024.

6. Prior to the first use of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details.

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

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7. Prior to the occupation or operation of the development, a long-term monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:
· Details of the methods and triggers for action to be undertaken;
· Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is not required;
· Timescales for submission of monitoring reports to the LPA e.g., annually; and
· Details of any necessary contingency and remedial actions and timescales for actions
· Details confirming that the contingency and remedial actions have been carried out.
The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales.

8. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until a remediation strategy detailing how this unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. The remediation strategy shall be carried out as approved.

9. The development shall be carried out in accordance with the Wrexham AFC Kop Development, Interim Contaminated Land Interpretive Report, Ramboll, Issue 1 dated 7.4.2023 approved on 1.3.2024 under reference no. P/2023/0247

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10. No infiltration of surface water drainage into the ground at the proposed Wrexham FC Kop stand location is permitted other than in accordance with the details shown in the following documents and drawings approved on 25/09/2023 under reference P/2023/0325:
    i. Wrexham AFC Kop Development – Contaminated Land Interpretative Report. Ramboll, Project Number: 1620012485, April 2023;
    ii. Wrexham AFC Kop Development – Drainage Strategy Report. Ramboll, Project Number 1620012485, August 2023; and
    iii. Drawings No. WRX-RAM-ZZ-ZZ-DR-CD-00101 Revision P04 and WRX-RAM-ZZ-ZZ-DR-CD-00102 Revision P04.

11. Prior to their use on the development hereby permitted, samples of the materials to be used in the construction of the external surfaces of the development shall be submitted for the written approval of the Local Planning Authority. Development shall be carried out in accordance with the details that are approved.

12. Before the development hereby permitted is substantially complete a scheme of public realm works, to include details of hard and soft landscaping shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be retained thereafter.

13. Before the development hereby permitted is substantially complete a scheme of net biodiversity benefit shall be implemented in accordance with details first submitted to and approved in writing by the Local Planning Authority. The details shall include a scheme of long term management and maintenance. The approved measures for biodiversity gain shall thereafter be permanently retained and management and maintained in accordance with the approved scheme of long term management and maintenance.

Condition 13 Discharged – P/2025/0943 – 15/01/2026

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14. No part of the development shall be used until a scheme of Public Realm Management Plan (PRMP) has been submitted to and approved in writing by the Local Planning Authority. The PRMP shall include, but not be limited to:
- Details of how public access to the external public realm areas will be managed when football and non-football events are held at the Racecourse;
- Details of any proposed Hostile Vehicle Management (HVM) migration zones.

The PRMP shall be implemented in full when all football and non-football events are held at The Racecourse.

15. Before the development hereby permitted is first used, a Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The Travel Plan shall include but not be limited to:
i. Measures to reduce the impact of vehicle movements on the operation of Junction 5 of the A483 on match days and non-match day events (e.g staggering of events times);
ii. Measures to encourage sustainable transport options and reduce the need to travel to and from the football and non-football events held at the site by private motor vehicle; and
iii. The timing for the implementation of such measures.
iv. A scheme of annual monitoring or a period of 5 years to be undertaken on the anniversary of the first use of the stadium.
The development shall be undertaken in accordance with the approved Travel Plan. Annual monitoring reports shall be submitted to the Local Planning Authority within one month of their completion along with details of changes to the Travel Plan in light of the findings of the annual monitoring reports.

16. The rating level of any noise generated by any plant equipment shall not exceed the pre-existing background level at any time. The noise levels shall be determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

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

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Reason(s)

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

2 To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3 In the interests of public and highway safety in accordance with Policy DM1 of the Wrexham Local Development Plan.

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

5 To ensure the risks associated with contamination at the site have been fully considered prior to commencement of development as controlled waters are of high environmental sensitivity; and where necessary remediation measures and long-term monitoring are implemented to prevent unacceptable risks from contamination. At this stage it is not possible to determine whether or not contamination and hence remediation may be warranted until such time as a site investigation has been performed.

6 To ensure the methods identified in the verification plan have been implemented and completed and the risk associated with the contamination at the site has been remediated prior to occupation or operation, to prevent both future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

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

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7 A long term monitoring plan should be submitted prior to occupation or operation, to ensure necessary monitoring measures are approved to manage any potential adverse impacts as a result of development on controlled waters.

8 To ensure the risks associated with previously unsuspected contamination at the site are dealt with through a remediation strategy, to minimise the risk to both future users of the land and neighbouring land, and to ensure that the development can be carried out safely without unacceptable risks.

9 Piling/foundation details should be submitted to ensure there is no unacceptable risk to groundwater during construction and methods/design are agreed prior to the commencement of development or phase of development.

10 To prevent both new and existing development from contributing to or being put at unacceptable risk from or being adversely affected by unacceptable levels of water pollution.

11 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with Policies DM1, SP12 and SP14 of the Wrexham Local Development Plan.

12 To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area in accordance with policy DM1 of the Wrexham Local Development Plan.

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

14 In the interests of public safety and to promote safe pedestrian access and egress to the development in accordance with policy DM1 of the Wrexham Local Development Plan.

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

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15 To support a reduction in dependency on the motor vehicle in accordance with Policies DM1 and T1 of the Wrexham Local Development Plan.

16 To protect the amenities of the occupiers of nearby properties in accordance with policy DM1 of the Wrexham Local Development Plan.

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

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