11 May 2026

Matthew Phillips
Head of Planning
Wrexham County Borough Council
Planning Department
Lambpit Street
Wrexham
LL11 1AR

Dear Matthew,

APPLICATION TO DISCHARGE CONDITION 11 (MATERIALS)
RELATING TO 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 to discharge Condition 11 (Materials) attached to the Section 73 Planning Permission (ref. **P/2025/0090**), approved on 03 March 2025 in respect of the Kop Stand development at the STōK Cae Ras, Mold Road, Wrexham, LL11 2AH ("the Site").

Background

Savills secured full Planning Permission for the following development under planning reference P/2022/0725 on 12 January 2023:

"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"

This Planning Permission has been subject to a number of amendments under Section 73 of the Town and Country Planning Act 1990. A subsequent Planning Permission was later issued in January 2024 to amend the above planning application (ref. P/2023/0776) in relation to the Kop Stand capacity and hospitality/conference spaces. 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.

A total of 16 conditions were attached to the latest Section 73 Approval (**ref. P/2025/0090**). This application seeks to discharge Condition 11 only. Condition 11 reads:

"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."

To confirm, a scheme of public realm works, including hard and soft landscaping details, will be submitted in pursuance of Condition 12 under a separate Discharge of Condition application before the development is substantially complete.

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

Savills (UK) Limited. Chartered Surveyors. Regulated by RICS.
A subsidiary of Savills plc. Registered in England No. 2605138. Registered office: 33 Margaret Street, London, W1G 0JD

The following documents are submitted at this stage and are pursuant to Condition 11 (Materials):

- Application Form;
- Covering Letter (this document);
- Site Location Plan (Drwg. No. WRX-POP-ZZZ-ZZZ-DR-AR-021001 Rev P01);
- Planning Officer Guide document (Dated 13/04/2026) prepared by Populous;

[redacted]

Should you require any further information on the application, please do not hesitate to contact me, otherwise I look forward to confirmation that the application has been received at the earliest opportunity.

Yours sincerely

[redacted]