3.0 Site and Context Analysis

Built Form

Building Scale

The building scale within the vicinity of the Site is characterised by the existing football development centre complex in Colliers Park, which saw the previous facilities on Site upgraded to meet their specialist high grade demands. The football development centre building is made up of a northern and southern wing, the later comprising the original building on Site.

Height

The football development centre comprises a series of built form made up of varying building heights centred around the entrance atrium which forms the tallest part of the building. The northern wing forms the more recent addition and stands one storey, whilst the southern wing is older and provides two storeys of floorspace.

Density

The prevailing open nature of the development and surrounding agricultural fields dominate the density of the site and its surroundings. The density and massing of development within Colliers Park is focused along the eastern site boundary, running parallel with Chester Road.

Whilst the surrounding density of the Site is low, there is a group of buildings located to the south of Colliers Park that introduce an increased level of development. This group includes the Wrexham North Premier Inn hotel and The Beeches public house located immediately south of Colliers Park, both comprising two storey buildings with substantial footprints.

The Ashleigh Court and Ashgrove Residential Care Home add to this group of buildings and are located on the eastern side of Chester Road . These buildings also stand two storeys tall across a notable built footprint. Lastly, a singular residential dwelling, Gladwyn Lodge, completes this group on Chester Road. Gladwyn Lodge stands one storey tall with additional accommodation at roof level.

Character

The immediate surroundings of the Site is dominated by the existing sports and educational facilities at Colliers Park which functions as an elite national football development centre and serves a range of users, including the WAFC. Colliers Park is used intensively for training, coaching, sports science and player development, supporting local and national football initiatives in North Wales.

The existing complex is made up of the development centre building which provides the FAW with the appropriate facilities for its operation, including changing rooms, player zones, activation and warm-up areas, learning and analysis suites, coaching facilities, as well as on-site gym and medical spaces.

Beyond the built facilities, Colliers Park accommodates several high-quality pitches which are engineered with advanced drainage, irrigation systems and reinforced surfaces to ensure resilience and professional-grade performance.

Colliers Park also benefits from a mixture of soft and hard landscaping, including a network of pathways and movement routes for users to navigate their way through the Site.

4.0 Proposals

Temporary Sports Training pavilion

The proposals consist of one two-storey modular building at the FAW Colliers Park training ground.

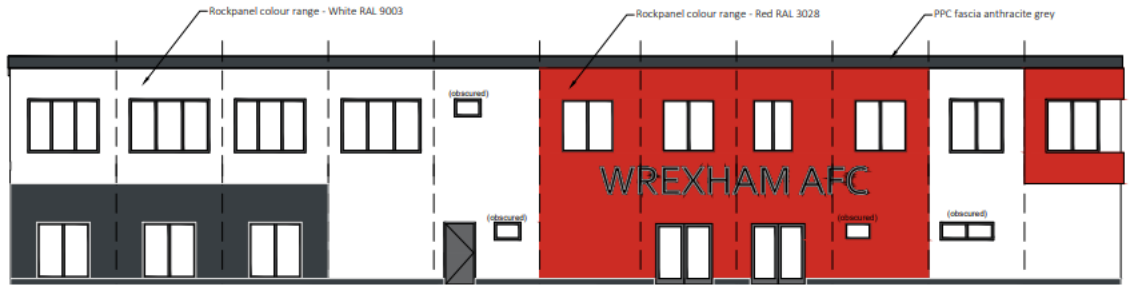
The new Sports Training Pavilion will be located within the centre of the Colliers Park site, across an existing area of hardstanding which currently provides storage and small area of coach parking.

The pavilion building has a total footprint of 676m^2 and is comprised of a modular construction. The total Gross External Area ("GEA") floorspace will be 1,214m^2 across the two floors, with first floor comprising a smaller floorspace area of 538m^2. This is reflected in the building's stepped design on the south west elevation. The building measures approximately 18m by 37m at ground floor level, and 14m by 37m at first floor level.

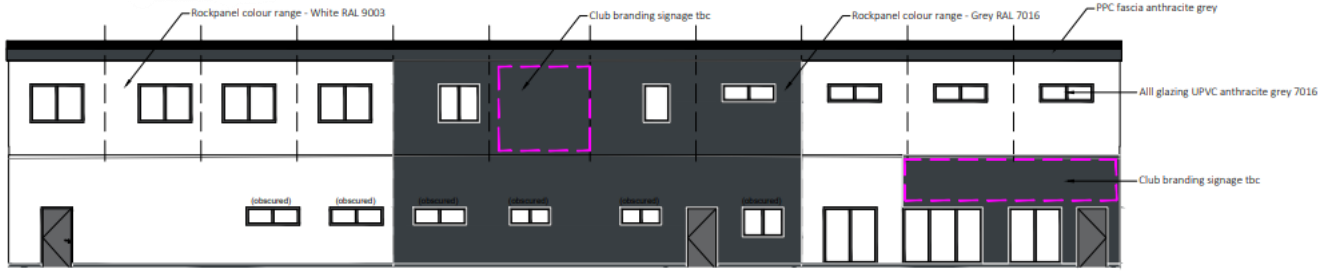
The building has a gently sloping flat roof design to accommodate Photo Voltaic ("PV") panels to support renewable energy generation. The tallest point of the roof will measure 7.7m in height. The ground floor element projecting from the southwestern elevation will measure 3.85m in height.

The external finish of the building will be rockpanel cladding in white, grey and red. The windows and doors will be constructed from UPVC finished in anthracite grey. The proposed glazing will be a mixture of obscured and transparent glass throughout the scheme.

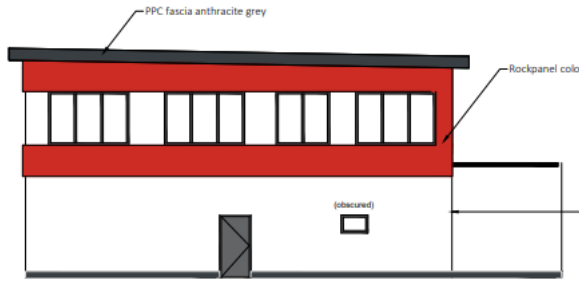
Access to the building will be provided from the east elevation which acts as the principal elevation.



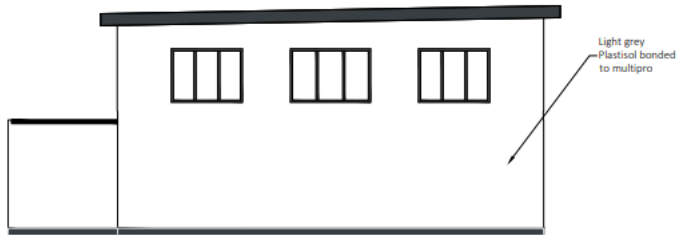
North East Elevation



South West Elevation

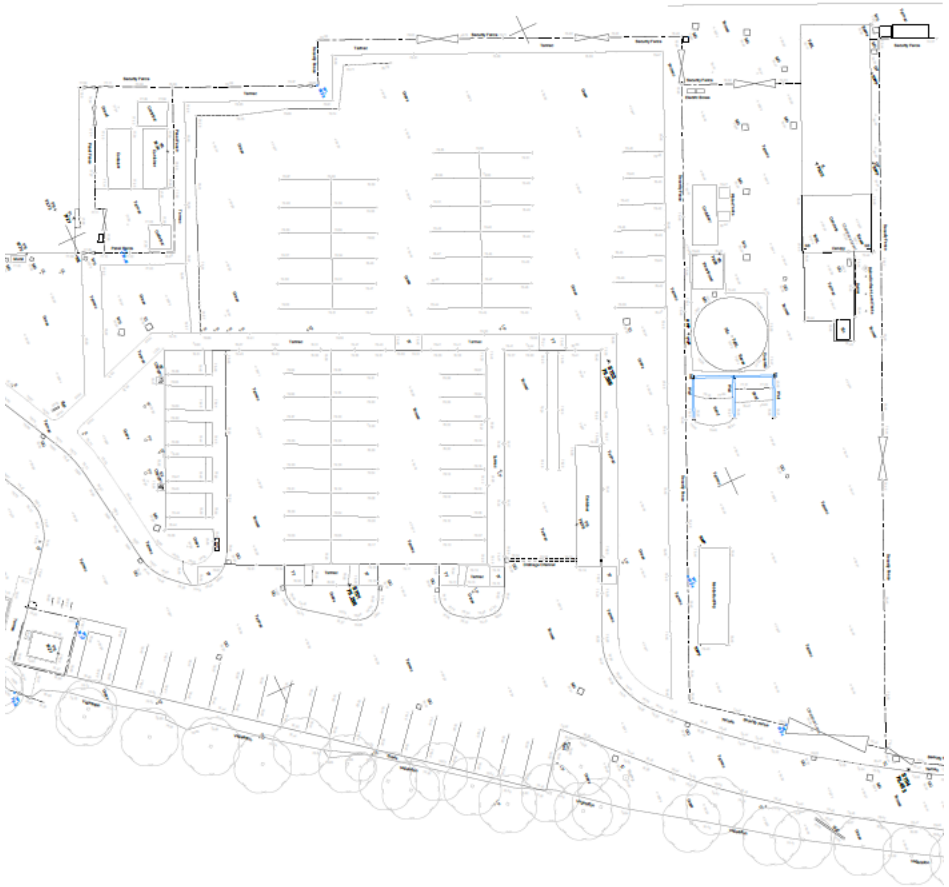


North West Elevation



South East Elevation

4.0 Proposals



Existing Site Plan



Proposed Site Plan

4.0 Proposals

Ground Floor

At ground floor level a number of sports related facilities will be provided including:

- Reception area
- Gym
- Changing rooms with shower and toilet facilities
- Physiotherapy rooms
- Medical Office
- Boot room and storage
- Laundry and kit store, and
- Plant room

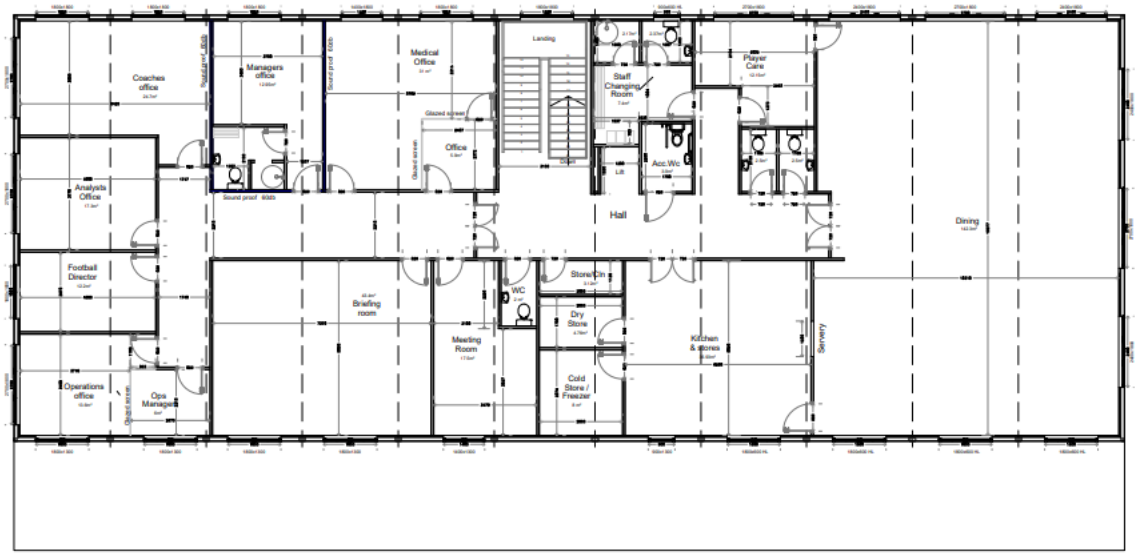
First Floor

Recreational facilities and administrative offices will be located at first floor, providing breakout space for both players and staff, this primarily includes:

- Kitchen and dining area
- Briefing room and
- Office space



GROUND FLOOR PLAN



FIRST FLOOR PLAN

4.0 Proposals

External Appearance and Associated Works

The proposed Pavilion will benefit from works to the immediate surroundings in order for the building to be accommodated on site.

In addition to this, ground works are proposed to provide suitable foundations for the building structure. The foundation design has been informed by the ground investigations which determined pad foundations to be the most suitable in locations of made ground sandy gravel strata. The depth and width of foundations will be above the groundwater table.

In terms of the floor slabs, granular soils are proposed with a minimum ventilation void of 150mm provided below the underside of precast concrete suspended floors.

Minor alterations to the surrounding paving and fencing around the building are also proposed to improve and control access.

The building will also feature external lighting to aid wayfinding and enhance building access:









External Lighting

Modern, durable die-cast aluminium wall lighting will provide wide, uniform light distribution with advanced lenses while minimising glare and eliminating upward light spill, supporting Dark Skies compliance. Highly energy efficient. Further details provided in technical sheets submitted.





Images for Illustrative purposes only

5.0 Planning Policy Context

National Planning Policy

Future Wales: The National Plan 2040

The Welsh Government formally adopted "Future Wales: The National Plan 2040 (Future Wales)" in August 2019 and has been updated in February 2021. Future Wales outlines the Welsh Government's strategies for addressing key national priorities through the planning system, including sustaining and developing a vibrant economy, delivering growth in the right areas, achieving decarbonisation and climate-resilience, developing strong ecosystems and improving the health and well-being of communities. Future Wales now forms part of the statutory development plan.

Future Wales sub-divides Wales into four regions with the application Site located within the North region. A total of 36 policies are contained within Future Wales of which 19 are thematic and the remainder relate to the four regions.

The following themes and pertinent policies are discussed below because they may be relevant to the determination of this planning application.

Location and Shape of Growth

Policy 1: Where Wales Will Grow identifies a series of National and Regional Growth Areas within which new development is generally to be focussed. One of the National Growth areas is Wrexham and Deeside, which includes the development Site..

Policy 2: Shaping Urban Growth and Regeneration states that growth and regeneration of towns and cities should positively contribute towards building sustainable places that support active and healthy lives, with urban neighbourhoods that are compact and walkable, organised around mixed-use centres and public transport and integrated with green infrastructure

It then goes on to identify seven key principles for placemaking:

- Creating a rich mix of uses;
- Providing a variety of housing types and tenures;
- Building places at a walkable scale, with homes, local facilities and public transport within walking distance of each other;
- Increasing population density, with development built at urban densities that can support public transport and local facilities;
- Establishing a permeable network of streets, with a hierarchy that informs the nature of development;
- Promoting a plot-based approach to development, which provides opportunities for the development of small plots, including for custom and self-builders, and;
- Integrating green infrastructure, informed by the planning authority's Green Infrastructure Assessment.

5.0 Planning Policy Context

National Planning Policy continued...

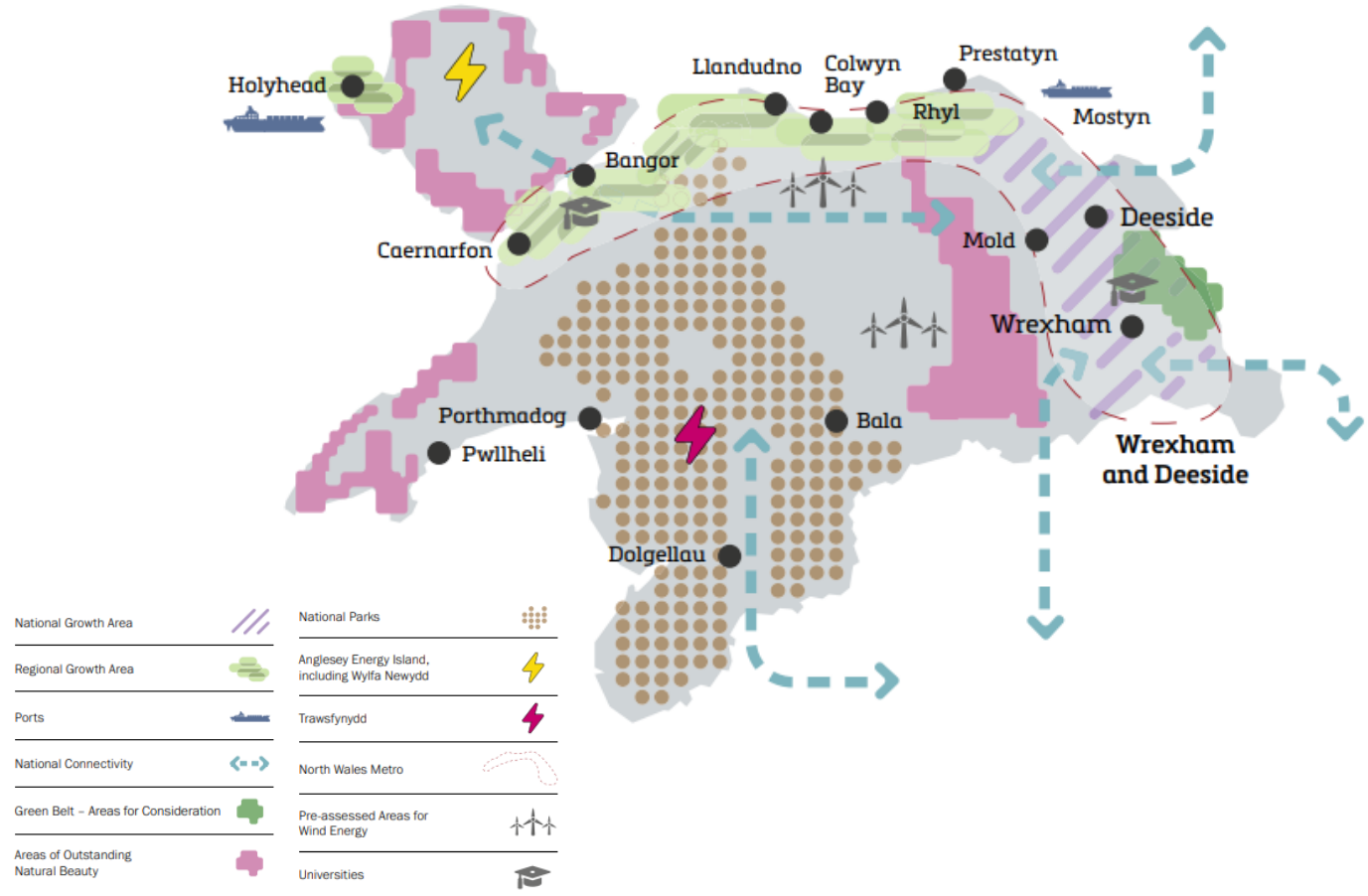
Policy 3 – Supporting Urban Growth and Regeneration – Public Sector Leadership notes that the Welsh Government will play an active role in supporting growth and regeneration. The public sector should show leadership and apply placemaking principles to ensure sustainable places.

Policy 12 – Regional Connectivity encourages a modal shift away from the private car by incorporating measures that encourage active travel and the use of public transport.

National Growth Area: Wrexham and Deeside

Policy 20 – National Growth Area – Wrexham and Deeside identifies that the area will be the main focus for growth and investment in the North Region. Wrexham and Deeside will be recognised as areas of focus for strategic economic and housing growth; essential services and facilities; advanced manufacturing and transport infrastructure.

Regional strategic diagram



5.0 Planning Policy Context

Local Development Plan

The development plan relevant to the Site comprises:

- Unitary Development Plan (1996-2011)

On the 18th March 2026 The Welsh Ministers, in exercise of powers conferred by section 66(1) of the Planning and Compulsory Purchase Act 2004 Directed the local planning authority, Wrexham County Borough Council ("WCBC") to withdraw the emerging Wrexham Local Development Plan ("the LDP").

The development plan documents are discussed in turn below.

Unitary Development Plan (1996-2011)

The Unitary Development Plan ("UDP") was adopted in 2005 and now comprises the development plan for Wrexham alongside Future Wales: The National Plan 2040, following the recent withdrawal of the emerging Wrexham Local Development Plan ("LDP") (2013-2028).

The following policies are considered to be the most pertinent to the proposals.

Part 1 – Planning Strategy: Strategic Policies

The Broad Location of Development

Policy PS2: States development must not materially detrimentally affect countryside, landscape/townscape character, open space, or the quality of the natural environment.

Policy PS3: Sets out a preference for development to use previously developed brownfield land comprising vacant, derelict or underused land in preference to the use of greenfield land, wherever possible.

Policy PS4: States development should maintain the existing settlement pattern and character and be integrated with the existing transport network to help reduce the overall need to travel and encourage the use of alternatives to the car.

Policy PS11 (Biodiversity): Encourages proposals which improve the biodiversity value of sites.

Policy PS12 (Renewable Energy): Supports proposals for renewable energy generation provided the wide environmental benefits are not outweighed by any detrimental impacts of the proposed development on the landscape, public safety, and the local environment.

5.0 Planning Policy Context

Local Development Plan

Part 2 – Specific Policies

Policy GDP1: States all new development should:

All new development should:

a) Ensure that built development in its scale, design and layout, and in its use of materials and landscaping, accords with the character of the site and makes a positive contribution to the appearance of the nearby locality.

b) Take account of personal and community safety and security in the design and layout of development and public / private spaces.

c) Make the best use of design techniques, siting and orientation in order to conserve energy and water resources.

d) Ensure safe and convenient pedestrian and vehicular access to and from development sites, both on site and in the nearby locality.

e) Ensure that built development is located where it has convenient access to public transport facilities and is well related to pedestrian and cycle routes wherever possible.

f) Ensure the safety and amenity of the public and safeguard the environment from the adverse effects of pollution of water, land or air, hazards from industry and quarrying, and associated noise, odour or vibration arising from development.

g) Secure public services (e.g. gas, water, electricity) to development at minimum public cost.

h) Safeguard sites and areas of nature conservation and wildlife interest, and to provide new habitats where there is an unavoidable loss of existing habitats and areas of wildlife interest.

i) Ensure that development does not result in, or is subject to, flooding, soil erosion, landslides or contamination, either on or off the site.

j) Have regard to the need to safeguard those areas that possess a strong Welsh cultural and/or linguistic identity from development that could harm this identity.

k) Secure the development of sustainable communities, through the promotion of the economic, social and environmental well-being of the area.

5.0 Planning Policy Context

Local Development Plan

Part 2 – Specific Policies

Policy EC1 (Green Barriers): Stipulates development within Green Barries will only be granted planning permission if it is for agriculture, forestry, essential facilities for outdoor sport and recreation, cemeteries and other uses of land which maintain the openness of the Green Barrier and do not conflict with the purpose of including land within it.

Policy EC12 (Development and Flood Risk): Advises Development (including the raising of land) within defined flood plains will only be permitted if it:-

a) would not be subject to an unacceptable risk of flooding on-site; and/or

b) does not result in an unacceptable risk of flooding on or off-site; and/or

c) does not adversely affect flood management or maintenance schemes

Policy EC13 (Surface Water Run-off): Does not support development which would result in an unacceptable adverse impact on the water environment due to additional surface water run-off.

Policy CLF1 (Existing Facilities): States Development which adversely affects indoor or outdoor central multi-activity community and leisure facilities, particularly within settlement limits, will not be permitted.

Policy CLF4 (Playing Fields, Children's Play Areas and Open Space): Restricts the redevelopment of sports grounds, playing fields, children's play areas and informal open spaces and allotment gardens for uses other than sport and recreation unless:

a) redevelopment of only a small part of the site would allow the retention and enhancement of that existing facility; or

b) the long term requirement for the facility has ceased and it would not lead to, or increase an existing shortfall of that facility in the immediate locality; or

c) the loss can be replaced with an equivalent or greater provision in the immediate locality. Alternative sites should be within settlement limits or, in exceptional circumstances, adjacent to settlement limits provided that associated buildings, lighting, and parking facilities are not intrusive in the landscape and user accessibility is not reduced.

Policy T8 (Parking): Requires developments to provide vehicle parking spaces either on site or nearby, in accordance with the Council's current parking standards. Special regard will be paid to the following factors, as appropriate:

a) the availability of public transport nearby,

b) proximity to public car parking,

c) proximity to local services and facilities,

d) road safety hazards and amenity considerations arising from on-street parking in the vicinity of the site.

5.0 Planning Policy Context

Local Development Plan

Policy T9 (Walking, Cycling and Horse-Riding Routes): Requires Policy T9 Development proposals will be required to provide walking and cycling routes, where feasible and appropriate, that link with existing or proposed walking and cycling routes, and integrate with the public transport system. Opportunities for horse riding along these routes will be secured where appropriate.

Policy EC12 (Development and Flood Risk): Advises Development (including the raising of land) within defined flood plains will only be permitted if it:-

a) would not be subject to an unacceptable risk of flooding on-site; and/or

b) does not result in an unacceptable risk of flooding on or off-site; and/or

c) does not adversely affect flood management or maintenance schemes.

5.0 Planning Policy Context

Other Material Considerations

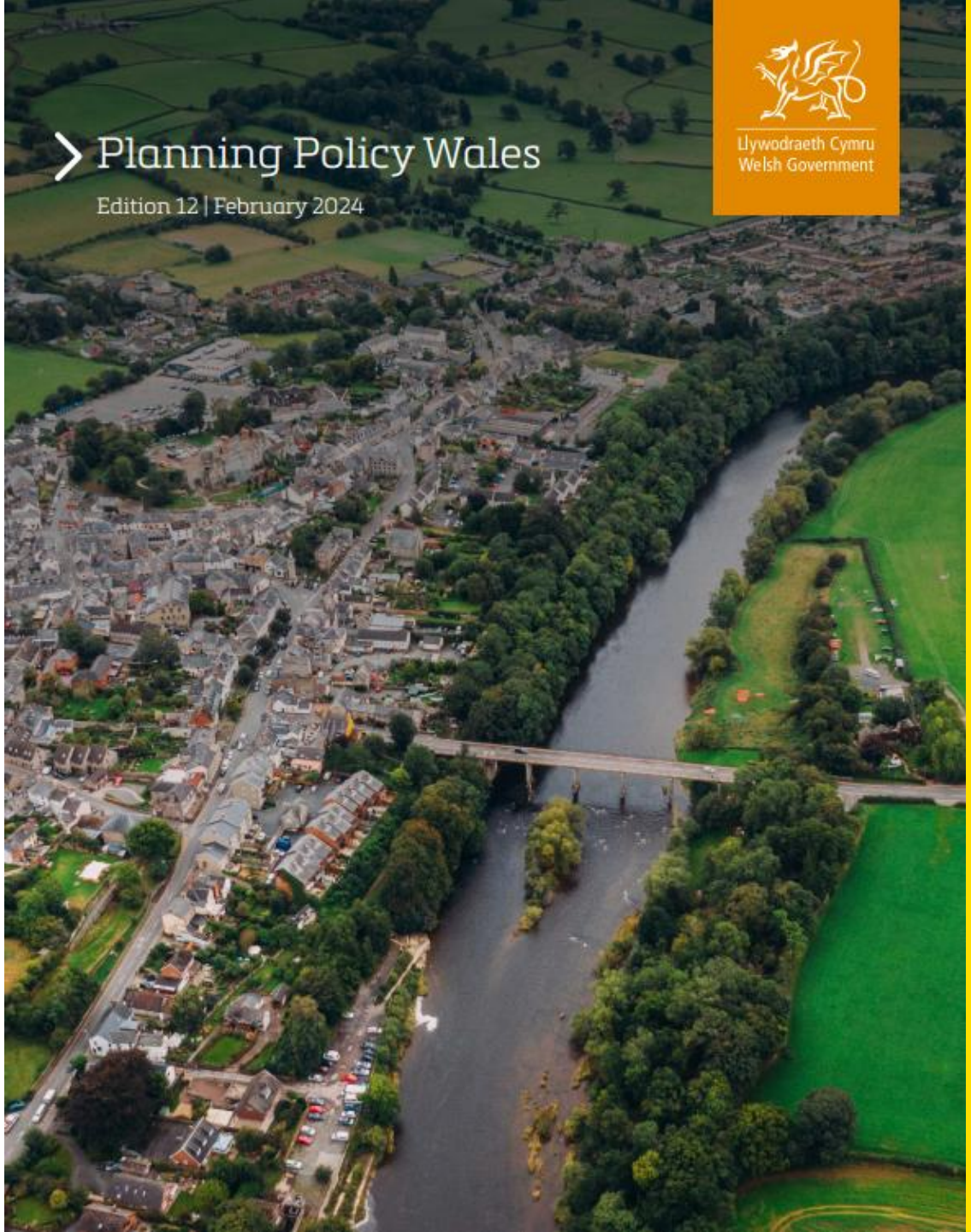
Planning Policy Wales Edition 12 (February 2024)

Planning Policy Wales (PPW) sets out the land use planning policies of the Welsh Government. It is supplemented by a series of Technical Advice Notes (TANs), Welsh Government Circulars, and policy clarification letters, which together with PPW provide the national planning policy framework for Wales

Paragraph 3.65 of PPW notes that green wedges are local designations which essentially have the same purpose as Green Belts. They may be used to provide a buffer between the settlement edge and statutory designations and safeguard important views into and out of the area. When considering applications for planning permission in Green Belts or green wedges, a presumption against inappropriate development will apply.

Paragraph 3.75 confirms that the construction of new buildings for essential facilities for outdoor sport and outdoor recreation, and other uses of land which maintain the openness of the Green Belt or green wedge, and which do not conflict with the purpose of including land within it, is not considered inappropriate development in the green wedge.

Chapter 5 of PPW 'Productive and Enterprising Places' states that we should be supporting and enabling training and education in order to support progress to a circular economy and create sustainable places.



6.0 Planning Assessment

Introduction

This section of the Statement assesses the key planning considerations relevant to the proposed development, accounting for the policy framework, planning history and analysis within the suite of supporting application documents.

The following matters are included within the following assessment:

- Principle of Development
- Land Use
- Design and Appearance
- Access
- Heritage
- Amenity
- Transport and Highways
- Flood Risk and Drainage
- Ground Conditions
- Ecology, and
- Green Infrastructure

Principle of Development

The Site is located at the FAW Colliers Park training ground, a well-established and successful football training facility currently used by WAFC. The proposed pavilion building will enable the Club to enhance their current training programme and consolidate activity within one location. In turn this will enable more efficient and effective training and development of athletes both on and off the pitch, therefore representing a use which is considered entirely appropriate in this location and does not alter the existing use of the Site.

Land Use

The Site is identified within the adopted UDP as being within the Green Barrier between Gresford and Wrexham, which is protected under Policy EC1. The intention of this is to ensure protection of the openness of the land in the current plan period. However, paragraph 3.75 of PPW confirms that the construction of new buildings for outdoor sport and outdoor recreation, and other uses of land which maintain the openness of the Green Barrier, and which do not conflict with the purpose of including land within it, is not considered to be inappropriate development in the green wedge.

Nonetheless, the building is modest in size and located within the existing training ground complex and therefore has limited impact beyond the existing developed site and maintains the sense of openness. Therefore, the development proposals are not considered to contradict UDP Policy EC1.

6.0 Planning Assessment

Design and Appearance

The Proposed Development comprises a high-quality, modern building, which has been carefully designed to meet the present day and future needs of WAFC to provide a first-class training facility.

The Pavilion is set centrally within the Site and aligns with the existing orientation and concentration of built form along the southeastern boundary to reduce its impact on the character and appearance of the area. The scale and massing of the proposal reflects the existing two-storey National Development Centre located on Site and would appear in proportion with the existing development. Furthermore, the Site is heavily screened by the existing boundary trees lining Chester Road, reducing the visual impact of the proposed development from the surrounding street scene and public realm.

The proposed materials reflect the modern and high-quality design of the building and contribute to the building's attractive appearance that accords with the Club's branding and compliments the existing colour palette of the neighbouring FAW Development Centre.

The proposal is therefore considered to accord with part a) of UDP Policy GDP1, where the scheme harmonises with the existing character or the site and provides a positive contribution through its attractive design.

Access

The proposed development would utilise the existing access arrangements for Colliers Park. No change or alterations are considered to be required in order for the development to be accommodated.

Heritage

The Site itself has no known heritage assets or historic environment constraints within its red line boundary. One heritage asset has been identified in broad proximity to the Site and is discussed below.

The nearest listed building is the Grade II Listed 'Base of Cross' (Listing Ref. 1592), situated on a traffic island at the junction of Chester Road (B5445) and the B5373 on the south-western edge of Gresford Village. The listed building is located approximately 270m to the northeast.

The proposed development is located within the Colliers Park training ground and includes a two-storey building. Given this, and the above, it is clear that there are no heritage related concerns.

Amenity

As outlined previously, the Site is located within the Colliers Park training ground, which is already established as a sports and educational facility. The proposed sports training pavilion will enable the development of the WAFC's first team both on and off the pitch and consolidate the Club's activities in one location. Therefore, the proposed development represents a use which is considered entirely appropriate in this location and does not alter the existing use of the Site. It is not anticipated that the development at the Site will impact upon the amenity of existing neighbouring properties in line with part f) of UDP Policy GDP1.

6.0 Planning Assessment

Transport and Highways

The Proposed Development would utilise the existing vehicular and pedestrian access into the Colliers Park training ground. Given WAFC already successfully utilise Colliers Park for its day-to-day training needs, it is considered there will be no increase in traffic movements arising from the Proposed Development. Instead, the Proposed Development would likely result in a reduction of movements due to the consolidation of WAFC's facilities within one location.

The existing convenient pedestrian access also provides key links with local public transport facilities. As such, the Proposed Development is considered to accord with part d) and e) of UDP Policy GDP1 and T9, providing safe and convenient vehicular and pedestrian access to and from the Site.

In addition, noting the existing use of Colliers Park by WAFC, the level of parking provided on Site is considered to acceptable for the Proposed Development, where the existing car park comfortably accommodates the current users. The Proposed Development therefore raises no concerns with UDP Policy T8.

Ground Conditions

This application is supported by a Geotechnical Report prepared by Brownfield Solutions Ltd which sets out the findings of the intrusive ground investigations works, comprising window sample boreholes, trial pits, laboratory testing and in situ testing, undertaken in February and March 2026.

The investigation confirmed that the Site is predominantly underlain by granular made ground to the maximum depth explored. This material typically comprises sand and gravel, with localised clay content and occasional anthropogenic inclusions such as brick, concrete and coal fragments. The made ground was found to be broadly consistent across the site.

Localised layers of tarmac and thin made ground/topsoil were encountered at shallow depths. No existing structural concrete slab suitable for re-use was identified during the investigation. Overall, the made ground exhibits characteristics consistent with a dense to medium dense granular stratum, increasing in density with depth.

The geotechnical suitability of the Site for development has been assessed and concluded that the ground conditions are considered suitable to support the Proposed Development, subject to appropriate foundation design. The assessment indicates that:

- Shallow foundations, such as pad foundations founded within the granular made ground, are likely to be suitable;
- A conservative minimum foundation depth of approximately 1.0 metre below ground level has been adopted due to the heterogeneous nature of the made ground;
- Allowable bearing capacities appropriate for the proposed building loads can be achieved, with limited settlement anticipated.

Overall, no abnormal ground conditions have been identified that would preclude development. The Site is considered suitable for the proposed development from a ground conditions perspective.

6.0 Planning Assessment

Flood Risk and Drainage

The Site lies outside areas identified as being at risk of flooding from rivers, tidal sources, surface water, or smaller watercourses. The Proposed Development will not result in flooding either on or off the Site, in line with part i) of UDP Policy GDP1.

This application is supported by a Flood Consequence Assessment and Drainage Strategy prepared by AVIE Consulting LTD, which should be read in full as part of this application. Additional drainage information is also provided in the Outline Foul Calculations, Standard Drainage Details, Attenuation Tank Details, and Sewage Treatment Plant Details provided by Avie Consulting LTD.

The drainage details show how Sustainable Urban Drainage Systems will be employed to control the appropriate flow attenuation through careful drainage design and construction. The ground condition testing of the Site, indicate good drainage conditions and therefore drainage to soakaways is considered feasible at the Site.

The proposed attenuation crates will be Polystorm PSM1A or similar with a combined store of 66m^3, or minimum volume of 62.7m^3. The attenuation has been designed based on the 1 in 100 year plus 40% climate change storm event. As a result of the drainage scheme, the Proposed Development would not result in an unacceptable adverse impact due to additional surface water run-off in line with the requirements of UDP Policy EC13.

In terms of foul drainage, the scheme includes a Tricel Sewage Treatment Plant Tank which connects to the existing chamber on Site. The proposed foul drainage network will adopt the same approach as the existing FAW system which is has been assessed within the submitted Drainage Strategy.

The foul drainage design has carefully considered the existing situation on site and is informed by the percolation testing undertaken as part of the ground investigations. The foul drainage network has been co-ordinated with the structural foundations and the above ground drainage designs. The existing light column located on Site will be relocated in order to accommodate the proposed foul water drainage.

Ecology

As detailed in the Site Context and Analysis Section, the Site is considered to be of little to no ecological value due to the existing presence of hardstanding. The sealed surface therefore restricts the ability for local wildlife or habitats to establish. The Proposed Development would therefore, not be located within or in proximity to a site of biodiversity interest. As such, the Proposed Development is considered to not result in the unacceptable loss of habitats or areas of wildlife interest and accords with part h) of UDP Policy GDP1 and EC6.

Green Infrastructure

The accompanying Green Infrastructure Statement can be found at Appendix A. This document establishes the baseline of the development Site and potential measures that can be delivered to provide a Net Biodiversity Benefit as required by PPW 12.

7.0 Summary and Conclusion

Conclusion

This Planning and Design and Access Statement has been prepared in support of a full planning application on behalf of WAFC, for the development of a new Sports Training Pavilion facility at Colliers Park training ground, Gresford. The proposals seek Full Planning Permission for one building and the associated works and infrastructure located centrally within Colliers Park along the southeastern boundary.

The delivery of new training facilities at Colliers Park is considered a key component of the Club's future development, consolidating current training activities in one location to enhance their effectiveness and efficiency. The provision of enhanced on-site facilities reflects the Club's investment in its future and reflecting their recent success and need for rapid expansion. The proposed development will ensure WAFC have the most up to date amenities to remain competitive and enhance their performance on and off the pitch.

This Statement has summarised the conclusions of the supporting reports and therefore sets out the impact s of the proposals. These reports have set out the numerous benefits of the proposal and policy compliance.

This Statement has demonstrated the planning case in support of the proposals in the context of relevant national and local planning policy. It has also identified the significant benefits as a result of the scheme, and therefore it is respectfully requested that the proposals are recommended for approval and planning permission granted.

8.0

GREEN INFRASTRUCTURE STATEMENT (APRIL 2026)

Appendix A

Sensitive