Colliers Park, Gresford, Wrexham, LL12 8PW

Pre-Application Consultation Report

Date of report: June 2026

PREPARED FOR:

Wrexham AFC

savills

Contents

1. Introduction 2
2. Legislation and Planning Policy Context 3
3. Overview of Pre-Application Consultation 5
4. Response to Notifications and Consultation 8
5. Conclusion 20
Appendix A : List of addresses of owners and occupiers of adjoining land 21
Appendix B : Letter for owners and occupiers of adjoining land, community consultees and statutory consultees 23
Appendix C : Notice to adjoining landowners, community consultees and site notice 24
Appendix D : Site notice declaration and photos 25
26
Appendix E : Notice to Specialist Consultees 27
Appendix F : Responses from specialist consultees 28
Appendix G : PAC Website 29

Document History

Issue	Date	Issued by	Comment
1.0	28/05/2026	AM	Draft
2.0	05/06/2026	AM	Final

1. Introduction

1.1.1 This Pre-Application Consultation Report has been prepared on behalf of Wrexham AFC ("Wrexham AFC" or "the Club") to accompany the Full Planning Application at the Football Association Wales ("FAW") Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW ("the Site"). The description of development is as follows:

"The construction of a new Sports Training Pavilion with supporting infrastructure and associated works."

1.1.2 Wrexham AFC is proposing significant investment through the development of a high-quality training facility at Colliers Park to support their rapid expansion and continued success to meet the demands of the Club. The development would see the expansion of existing football-related activities at Colliers Park of which the Club is already an integral part of and provide a more satisfactory solution to the current training regime of players using multiple sites and consolidate their facilities and services in one location.

1.2 Site Context

1.2.1 The Site is located within the existing FAW Colliers Park training ground on Chester Road, Gresford, Wrexham, LL12 8PW. Colliers Park is located to the southwest of the village of Gresford and less than 1km north of Wrexham. The Site has been in use as a football training facility following the granting of planning permission in 1993 for the change of use from agricultural land. As demonstrated in the planning history, the Site has been subject to a number of planning applications to improve the facilities provided across the Colliers Park development. The Site was the former training ground for Wrexham AFC prior to its most recent development under the ownership of FAW. The Site, subject to this planning application, comprises a small area of currently underutilised land which is used as storage for equipment and overflow parking at present. The Site measures approximately 0.29ha in size and is located centrally within Colliers Park.

1.3 Report Structure

1.3.1 This Report sets out the pre-application consultation process that has been undertaken and is structured as follows:

- **Section 2:** Outlines the relevant legislation, planning policy and guidance for the pre-application consultation procedure;
- **Section 3:** Sets out the consultation process undertaken;
- **Section 4:** Examines the feedback received and how this has been addressed within the proposed development; and
- **Section 5:** Draws together a summary and conclusion of the report.

2. Legislation and Planning Policy Context

2.1 Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016

2.1.1 This Pre-Application Consultation Report and the consultation process has been undertaken in accordance with legislation within the Town and Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 (the DMPWO), an updated subordinate of the Planning (Wales) Act 2015.

2.1.2 The legislation requires all applicants of major developments to undertake a statutory Pre-Application Consultation (PAC), making available a final draft version of the application documentation at least 28 days before the submission of the formal planning application. The draft application should be made available to specialist consultees, community consultees and members of the public through the sending of letters and display of site notices.

2.1.3 The Town and Country Planning (Development Management Procedure)(Wales) Order 2012 defines major development as developments of more than 10 units or on sites over 0.5ha, the provision of buildings with a floorspace in excess of 1,000sqm, development on a site with an area of over 1ha or the winning and working of materials. The application meets the criteria defined as major development and therefore the legislative requirements apply.

2.2 Pre-Application Consultation (PAC) Report

2.2.1 Having undertaken pre-application consultation, applicants are then required to produce, and submit as part of the application, a Pre-Application Consultation Report which includes:

- Information about the method of public notification and how both community consultees and specialist consultees were made aware of the application.
- A copy of the notice given to owners and occupiers of adjoining land.
- A copy of the site notice and declaration that the site notice was displayed in accordance with the statutory requirements.
- Copies of notices provided to councillors, town or community councils and specialist consultees.
- A list of addresses that notices were served.
- A summary of issues raised in response to the statutory publicity (responses from members of the public), an overview of whether these issues have been addressed and, if so, how they have been addressed.
- Copies of responses received from specialist and statutory consultees with an explanation of how each response has been addressed.

2.3 Planning Policy Guidance

Planning Policy Wales (PPW) Edition 12 (February 2024)

2.3.1 As well as setting out the land use planning policies and planning framework of the Welsh Government, PPW also encourages the planning process to maximise its contribution to the well-being of Wales and its communities. It promotes a wider and sustainable development approach as set out in the Well-being of Future Generations Act and which is based on five-ways of working (involvement, collaboration, integration, prevention and long term factors).

Pre-Application Community Consultation: Best Practices Guidance for Developers, Welsh Government (November 2021)

2.3.2 Formally named 'Realising the Potential of Pre-Application Discussions', this guidance note from Welsh Government has been recently updated to provide high-level advice to developers carrying out statutory pre-application consultation on major development planning applications in Wales. The document provides current guidance from Welsh Government, and includes examples and advice to developers and should be considered alongside all relevant legislation and other guidance.

3. Overview of Pre-Application Consultation

3.1.1 This section details how the pre-application consultation was undertaken with reference to the legislative requirements.

3.2 Public Notification

3.2.1 Part 1A, Paragraph 2C (1) (a) of the DMPWO states that the applicant must publicise the proposed application by:

3.3 Giving requisite notice:

- By site display in at least one place on or near the land to which the proposed application relates for not less than 28 days; and
- In writing to any owner or occupier of any land adjoining the land to which the proposed application relates.

3.3.1 A Land Registry search was undertaken to determine a list of owners and occupiers of adjoining land and buildings. The adjoining neighbours of the land were written to, as required by the legislation. A wider letter drop was undertaken to include the residents near to the application Site. A list of surrounding land owners to which owner/occupier letters were sent is included as **Appendix A**.

3.3.2 A copy of the cover letter sent and delivered to the owners of adjoining land is included as **Appendix B**. A copy of the notice sent is also included at **Appendix C**. The letters and notices were posted on 30th April 2026 with the consultation period formally starting on 30th April and running until 28th May 2026.

3.3.3 Site notices were displayed close to the application Site on 30th April 2026. A total of 6 notices were displayed. A copy of the notice is included in **Appendix C**. Included at **Appendix D** is a declaration confirming that the site notice was displayed in accordance with the statutory requirements and a series of photos of the site notices in place.

3.4 Publication of the Draft Planning Application

3.5 Part 1A, Paragraph 2C (1) (b) of the DMPWO states that that applicant must publicise the proposed application by:

3.6 Making the following information available for inspection at a location in the vicinity of the proposed development for not less than 28 days beginning with each day on which each of the notices referred to in sub-paragraph (a) or article 2D (2) are given:

- Any documents and particulars or evidence that would be required for a subsequent application, in the same or substantially the same form, to be a valid application except certificates in relation to notices of applications for planning permission required;
- A plan which identifies the land to which the proposed application relates;
- Any other plans, drawings and information necessary to describe the development which is the subject of the proposed application;
- The design and access statement; and
- Any particulars or evidence required by the local planning authority.

3.7 A full online copy of the draft planning application was made available on a hosted Savills webpage for the duration of the 28-day consultation (https://sites.savills.com/WAFCColliersPark) (please see **Appendix G** for reference). The consultation website remained viewable beyond the end of the statutory 28-day period, but has now been taken down as a result of the consultation period ending.

3.8 The notice letters to owners / occupiers of adjoining land, letters to Community Consultees, letters to Specialist Consultees and the site notices stated that copies could be inspected online at: https://sites.savills.com/WAFCColliersPark/ Or at the nearest computer facilities, which were available by visiting Gresford Library, 8 Vicarage Lane, Gresford, Wrexham, LL12 8UP.

3.9 All of the notices provided the email and postal address for Savills to which any comments should be sent directly to, as shown below:

'Anyone who wishes to make representations about this proposed development must write to: planningconsultation@savills.com or (by post) Planning Consultations, Savills, 2 Kingsway, Cardiff, CF10 3FD by 28th May 2026.'

3.10 Community Consultees

3.11 Applicants are required to notify town/community councils and the local members representing the ward the application Site is located within.

3.12 Gresford Community Council were notified of the application and the following local ward members were consulted:

- The Clerk of Gresford Community Council;
- Cllr A Bailey, Gresford Community Council;
- Cllr A Ellis, Gresford Community Council;
- Cllr J Jones, Gresford Community Council;
- Cllr J Kent, Ward Councillor, Wrexham County Borough Council;

3.13 A copy of the letter sent to community consultees is included at **Appendix B** with the notice included in **Appendix D**.

3.14 No consultation responses were received from Gresford Community Council, or Councillor Kent.

3.15 Specialist Consultees

3.16 Part 1A, Paragraph 2D of the DMPWO requires the applicant to have engaged with any specialist consultees. Schedule 4 of the DMPWO explains in which cases specialist consultees should be informed. Where an applicant is required to consult a specialist consultee, the applicant must give the specialist consultee notice in writing of the proposed application, enclose relevant information or a link to access the information and allow 28 days for the specialist consultee to respond. A copy of the notice is contained in **Appendix E**.

3.17 In line with Schedule 4, letters were sent via email and post to the following specialist consultees on 30th April 2026:

- CADW;
- Natural Resources Wales;
- Dŵr Cymru Welsh Water;
- Wrexham County Borough Council Highways;
- Wrexham County Borough Council Local Planning Authority;
- Wrexham County Borough Council Ecology;
- North Wales Fire and Rescue;
- Health and Safety Executive;

- Coal Authority;
- Heneb;

3.17.1 A copy of full responses from specialist consultees is included in **Appendix F**.

3.18 Pre-Application Consultation Reports

3.19 Part 1A, Paragraph 2F of the DMPWO states that where an applicant has been required to carry out preapplication consultation and submits an application for planning permission, that application must be accompanied by a pre-application consultation report which gives particulars of:

Requirement	PAC Report Cross-Reference
(a) How the applicant complied with section 61Z of the 1990 Act	This is demonstrates in this Report.
(b) Any response to the consultation from any person consulted under section 61Z (3) or (4) of the 1990 Act;	See **Section 4** of this Report.
(c) The account taken of those responses and including:	
a. a copy of the notice referred to in article 2C(1)(a)(i);	See **Appendix C** of this Report.
b. a declaration that the notice referred to in article 2C(1)(a)(i) was displayed in accordance with the requirements of that article;	See **Appendix D** of this Report.
c. a list of the addresses of persons who were given notice of the proposed application in accordance with article 2C(1)(a)(ii) and a copy of the notice given to such persons;	See **Appendix A** of this Report.
d. copies of all notices given to community consultees and specialist consultees in accordance with articles 2D(2) and 2D(3);	See **Appendix C** and **E** of this Report.
e. a summary of all issues raised by any person notified of the proposed application in accordance with section 61Z(3) of the 1990 Act and articles 2C and 2D(2), including confirmation of whether the issues raised have been addressed, and, if so, how;	See Section 4 of this Report.
f. copies of all responses received from specialist consultees with an explanation of the account taken of each response.	See **Appendix F** and Section 4 of this Report.

4. Response to Notifications and Consultation

4.1 This section of the Pre-Application Consultation Report summarises all responses received through public notification and consultation process undertaken.

4.2 Seven responses were received from specialist consultees. A copy of the full response from specialist consultees is included in **Appendix F** with a summary in the table below:

Respondent	Summary of Response	WAFC Comments
Cadw	*'…The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application.* *Our assessment of the pre-application is given below. Our records show that there are no scheduled monuments that would be affected by the proposed development.* *We therefore have no comments to make on the proposed development…'*	Noted. No action required.
The Coal Authority	*'…We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area.* *On this basis we have no specific comments to make.* *However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant…'*	Noted. No action required.
DCWW	**Site Context and Assessment** ▪ The proposal relates to a windfall site with no allocation in the Local Development Plan. ▪ No prior assessment of public sewerage or water infrastructure is identified. ▪ Supporting documents reviewed include the Drainage Layout and Flood Consequences Assessment/Drainage Strategy. **Proposed Drainage Strategy** ▪ Foul drainage to be managed via a Tricel package treatment plant connecting to an existing on-site chamber.	Noted. Noted.

	▪ Existing infrastructure (light column) will be relocated to facilitate the drainage layout. ▪ Surface water disposal is proposed via systems subject to soakaway testing.	
	Public Sewerage Network ▪ The site lies near a public sewer draining to Gresford Wastewater Treatment Works within the River Dee SAC. ▪ The SAC is subject to phosphate limits (2 mg/l), and NRW planning advice on phosphates must be considered. ▪ The applicant should engage with the Local Planning Authority on SAC and phosphate constraints. ▪ Unrecorded public sewers may exist; Welsh Water retains access rights to apparatus under the Water Industry Act 1991.	Noted. Comments received from Wrexham CBC Ecology note the requirement for a Phosphorus Statement to be submitted with the planning application. A Phosphorus Statement has been prepared and is submitted with the application.
	Foul Drainage ▪ Foul flows will not discharge to the public sewer; instead, an existing package treatment plant will be used. ▪ No objection raised in relation to the public sewer network. ▪ The applicant should seek advice from Natural Resources Wales and/or Building Regulations regarding the use of private treatment systems.	Noted.
	Surface Water Drainage ▪ Surface water will be managed through SuDS, subject to confirming feasibility via soakaway testing. ▪ The development must comply with Schedule 3 of the Flood and Water Management Act 2010 and SuDS standards. ▪ A drainage hierarchy must be followed, prioritising infiltration and restricting discharge to combined sewers.	Noted. The planning application is supported by a Drainage Scheme which addresses surface water drainage.

	▪ In the absence of a detailed strategy, discharge of surface water or land drainage to the public sewer is not supported. ▪ The proposal should support wider policy objectives for water quality, flood risk management, and climate change adaptation. **SuDS Approval and Consultation** ▪ Approval from the SuDS Approval Body (Wrexham Council) is required. ▪ Welsh Water will act as a statutory consultee in the SAB process. ▪ Early engagement with the SAB is recommended. **Potable Water Supply** ▪ Welsh Water does not provide potable water in this location. ▪ The applicant should consult the relevant water provider for supply arrangements.	SAB approval is being sought separate from the planning application. Noted.
Heneb	*'…Having consulted the information held within the Historic Environment Record, aerial photography and LIDaR, I can confirm that there are no obvious archaeological implications for the development…'*	Noted. No action required.
HSE	*'…we can confirm that the proposed development does not lie within the Consultation Zone of any of the major hazard sites or major accident hazard pipelines considered by HSE. Therefore, based on the information provided there is no need to consult HSE's Land Use Planning advice team on this application, and we have no comments to make…'*	Noted. No action required.
North Wales Fire & Rescue	*'…Wrexham AFC should consider the need to provide adequate water supplies and vehicle access for firefighting purposes on the site and general guidance on this matter is given in the attached Appendix and the following links: https://www.water.org.uk/guidance/national-guidance-document-on-the-provision-of-water-for-firefighting-3rd-edition-jan-2007/* *https://www.ukfrs.com/index.php/promos/16847*	Noted. No action required.

	Furthermore, the applicant should be advised to contact the Local Authority Building Control Department, which is the responsible authority, when determining issues concerning means of warning and escape, internal fire spread (linings and structure), external fire spread, access and facilities for the Fire and Rescue Service, in accordance with the 2007 version of Approved Document B (Wales) for any buildings to be on site…'	
WCBC Ecology	*'…We have no specific comments to make on the ecology information provided.* *However, the River Dee and Bala Lake SAC is currently failing to achieve its conservation targets for phosphorus, development which adds phosphorus into a failing SAC, e.g. from foul water flows, cannot be permitted. Information in the PAC suggests the development displaces current uses, this could be considered to be neutral with regards to phosphorus. An explicit statement setting out the phosphorus implications of the proposal is required with a planning application…'*	Noted. A Phosphorus Statement has been prepared and submitted with the planning application.
NRW	*'…We have concerns with the application as proposed because inadequate information has been provided. To overcome these concerns, you should provide further information in your planning application regarding foul drainage. If this information is not provided, we may object to the planning application when formally consulted by the planning authority. Further details are provided below…'* **Protected Sites and Foul Drainage** <u>River Dee and Bala Lake SAC</u> ▪ The site lies within the River Dee and Bala Lake SAC catchment. Planning authorities must assess whether the proposed development could harm water quality, in line with Habitats Regulations guidance on nutrient-sensitive SACs. Specifically, they should consider whether the	Following review of the comments received, additional information has been provided in support of the application. The Flood Consequence Assessment and Drainage Statement prepared by Avie Consulting has been updated in respect of Foul Drainage and should be read in conjunction with this report. In terms of foul drainage the proposed development seeks to replicate the system in place for the existing FAW facility. The current FAW facility is served by a treatment plant and not connected to mains foul drainage.

	proposal would increase the amount of foul (wastewater) discharge from the site. <u>Private Sewerage System</u> ▪ The proposal seeks to dispose of foul drainage via a private sewerage system (package treatment plant). However, available records indicate that the site lies within an area served by the public sewer network. The installation of private sewage treatment facilities in such areas is not generally considered environmentally acceptable, as they present a higher risk of system failure and subsequent pollution of the water environment compared to connection to the public sewerage system. ▪ Section 6.6.21 of PPW states *'Any development discharging domestic sewage should connect to the foul sewer where it is reasonable to do so. Development proposing the use of non-mains drainage schemes will only be considered acceptable where connection to the main sewer is not feasible...'* ▪ Welsh Government Circular 008/2018 states that development proposals should prioritise connection to the public sewer for foul drainage. Non-mains solutions should only be considered where it can be clearly demonstrated, to the local planning authority's satisfaction, that a connection is not feasible due to cost or practicability. <u>Connection to Mains Sewerage System</u> ▪ NRW advise the Applicant to either amend their proposals to ensure that the foul drainage is connected to the mains sewerage system or provide detailed evidence to demonstrate that it is not reasonable to connect. ▪ *'…The Applicant should thoroughly investigate the possibility of connecting to the foul sewer by taking the following steps:* *• Approach the sewerage undertaker to reach an agreement for a connection to the foul sewer.*	The Drainage Strategy submitted with the previous planning application in February 2018 confirms '*Welsh Water Mapping indicates there are no foul sewerage systems within the vicinity of the site ref map attached (Appendix G), therefore a connection cannot be sought.'* The 2018 Report confirms *'all other means of foul effluent disposal have been discounted and the most suitable method of foul effluent disposal is using a treatment plant into an infiltration system.'* The same approach has been adopted for the Proposed Development. Further consideration has been given to viability of discharging to the existing drains located within the Premier Inn grounds to the south, however this is not considered to be feasible due to the crossing of third party land, disruption to existing built form and constraints from existing hedgerow and tree lines. Percolation testing has been undertaken to inform the proposed foul drainage network as detailed in the updated Drainage Strategy. The proposed foul drainage has been co-ordinated with the structural foundations and the above ground drainage designs.

	• If the sewerage undertaker refuses connection to the public sewer, request that they adopt the proposed treatment system. *• If the sewerage undertaker refuses both of the above, you must appeal the refusal with Ofwat…'* <u>Justification for Private Sewerage System</u> ▪ The applicant must demonstrate that, if a connection to the mains sewer is not feasible, the proposal will not pose an unacceptable risk to the water environment. Welsh Government Circular 008/2018 requires a full assessment of the environmental criteria set out in paragraph 2.6 to justify the use of private sewerage systems. ▪ Developers are expected to connect domestic and trade effluent discharges to the public foul sewer where reasonably practicable. Private sewage treatment systems will not normally be permitted in such cases, and trade effluent connections remain subject to approval or agreement from the sewerage undertaker. <u>Exemption</u> ▪ Applicants proposing a private sewerage system must either obtain an environmental permit or register for an exemption, where applicable. Certain septic tanks and small treatment systems may qualify for exemption if they meet specific criteria. ▪ If the system is not eligible for an exemption, the applicant must apply for an environmental permit and may need to provide additional information as part of that process. Early pre-application engagement is advised to avoid any conflict between planning permission and permit requirements. ▪ The grant of planning permission does not guarantee that a permit will be granted. A proposal may be deemed unacceptable either because of environmental risk or because upon further investigation, a connection to mains sewer was feasible. Applicants are encouraged to ensure they	

	have all the required permissions, consents, permits and any other approvals in place prior to commencement of works on the site. <u>Further Justification</u> ▪ *'…If at the full application stage a package treatment plant is to be used to provide foul drainage for the proposed pavilion building which has the potential to increase the amount of nutrients being discharged from the site, we refer you to our Advice and advise you provide the Local Planning Authority (LPA) with further information, as identified in the section titled "What does this mean for development proposals involving private sewage treatment systems?" of that advice. If justification for private treatment is not adequately qualified and a mains connection is pursued, then you should refer to the evidence required under "What does this mean for development proposals involving connection to public wastewater treatment works?"* *Should the LPA conclude that the proposed development is likely to have a significant effect on the SAC, we would expect to be consulted by the LPA for the purposes of their Appropriate Assessment under Regulation 63 of the Conservation of Habitats and Species Regulations 2017 (as amended), if/when the application is submitted for planning permission.'* **Land Contamination** ▪ The site lies on secondary A superficial and bedrock aquifers and according to our records the site is located near to land that is, or has been, used for the deposition of waste material (Pont y Capel Lane). ▪ NRW therefore advise consultation with the local Environmental Health and Building Control Departments, as they may hold detailed records, and may wish to make appropriate recommendations in respect of landfill gas investigation/remedial work.	The relevant ground investigation studies and geotechnical assessments have been undertaken to inform the Proposed Development. Further investigation was undertaken to establish the potential for radon present on Site which concluded that a low level was present. Radon details were provided by the technical specialist

	▪ The developers should be made aware of the existence of the landfill site(s) so that they can decide whether or not to make their own investigations into the presence of landfill gas. **Protected Species** ▪ No ecological information has been submitted within the pre-application consultation. ▪ NRW note that there are records of Great Crested Newts and bats in the vicinity of the site. ▪ NRW recommend you seek the advice of the Local Planning Authority's internal ecological adviser about the requirement for further information to be submitted in support of any application, the need for bespoke surveys and the scope of further information, where required. **Lead Local Flood Authority** ▪ The Lead Local Flood Authority (as cited in the Flood and Water Management Act 2010) is normally the appropriate body to provide advice on existing surface water flood risk and the management of surface water drainage from new developments.	which have been incorporated into the proposed building design and construction. As part of the PAC process, WCBC's Ecologist has been consulted. No objections were raised on ecology ground, with further information requested on the phosphorus impact of the development. No comments were received from the LLFA during the consultation. As detailed in the Flood Consequence Assessment, the flood risk is conserved to be low from all sources.

4.3 No responses were received from the following consultees:

- Wrexham CBC LHA; and
- Wrexham CBC LPA;

4.4 In conclusion, no objections were raised in response to the Proposed Development by the specialist consultees. NRW made comments relating to foul drainage which have been addressed in the response above and within the additional information provided in the updated Flood Consequence and Drainage Strategy prepared by Avie Consulting. Wrexham CBC Ecology have also made a request for additional information regarding the phosphorus impact of the Proposed Development which has been provided in the form of a Phosphorus Statement.

4.5 Community consultees, adjoining owners and occupiers, and other local residents

4.5.1 No comments were received from community consultees or adjoining owners and occupiers.

4.5.2 One comment was received from a local resident is summarised in the table below under the relevant subheadings. WAFC's has provided a response to the topics raised in the adjoining column.

4.5.3 A number of comments have been raised by the respondent. The primary topics relate to the proposed drainage of foul water and the visual and positional impact of the proposed "large industrial-style unit".

Topic	Summary of Response	WAFC's Response
Waste Water Drainage	▪ The proposal will generate a substantial increase in foul water due to gym usage, washing, toilet facilities and a kitchen. ▪ Concerns raised about how the additional volume will be managed. ▪ *"…The surrounding land is known to experience regular flooding during the winter months, particularly in the fields below the proposed development, which are classified as a flood zone…"* ▪ Not appropriate for treated wastewater to be discharged into the ground. ▪ The Local Authority has previous recognised flooding issues in the area, siting previous works to raise the level of Old Wrexham Road. ▪ Peak usage likely to occur during winter period.	▪ The application is supported by a Flood Consequence Assessment and Drainage Strategy which should be read in full. ▪ Outline water consumption and foul water discharge rates have been calculated and are provided with the application. The foul drainage network has been designed in accordance with the existing system serving the existing FAW building at Colliers Park and is informed by recent percolation testing. ▪ The application is supported by a Flood Consequence Assessment and Drainage Strategy Statement prepared by AVIE Consulting Ltd. which addresses flooding and drainage on Site. The proposed drainage strategy adopts the same approach as the existing system on Site to ensure the appropriate management of wastewater. ▪ A flood risk summary is provided within the application which shows there is a low risk from all sources of flooding. A review of NRW's detailed Flood Map for Planning

		records show the site is not at risk of flooding from river, sea or surface water and small watercourses. ▪ The usage will be consistent from July (pre-season training) through to May (end of season).
Design	▪ *"…An industrial-style, prefabricated unit is not in keeping with the character of the surrounding area…."* ▪ *"…installing a design that is going to fail…"*	The surrounding character of the area is considered within the submitted Planning, Design and Access Statement. The assessment contained within this document identifies there is no dominant surrounding character of the area which is made up of various land uses (training ground, hotel, public house, care home etc.) and building types. The immediate surroundings of the Site is heavily influenced by the existing FAW training ground. The proposed design of the building is considered to complement the existing building size, scale and materials of the Colliers Park training ground.
Scale and Siting	▪ Positioned close to the road in highly visible location and difficult to screen effectively.	The Proposed Development is situated over 24m from the eastern boundary of Colliers Park along Chester Road. The proposed unit is located centrally within the existing Colliers Park training ground and will sit behind a well-established tree line along Chester Road that provide natural screening.
Amenity and Privacy	▪ Orientation of building directly towards their property. ▪ Clear line of sight into kitchen, bedroom and bathroom. ▪ Image provided of impression of visual impact from property.	The Proposed Development is not considered to introduce any harm to the amenity or loss of privacy to neighbouring residential properties. The proposed location of the building ensures sufficient separation is provided from residential properties with further screening provided from existing trees and vegetation along Chester Road. The visual impact from neighbouring residential properties is considered to limited given the separation distances and location of the building. The size and scale of the building is in keeping with the existing built form on site and is not considered to form an incongruous addition.

4.6 Proposal changes informed by the consultation

4.6.1 The input from the Local Authority, statutory and community consultees was taken into consideration and in response, additional information has been provided in support of the proposal regarding foul drainage details and the provision of a Phosphorus Statement for the full planning application submission.

4.6.2 There have been no subsequent changes to the development proposal following the PAC process.

4.6.3 As demonstrated within this PAC report, the statutory consultees raised no objection to the proposal. Where requested and possible, further information and assessments have been prepared to support the planning application and provide clarification on matters raised.

5. Conclusion

5.1.1 This Planning Application Consultation Report has been produced on behalf of Wrexham AFC to accompany a full planning application for the description of development below:

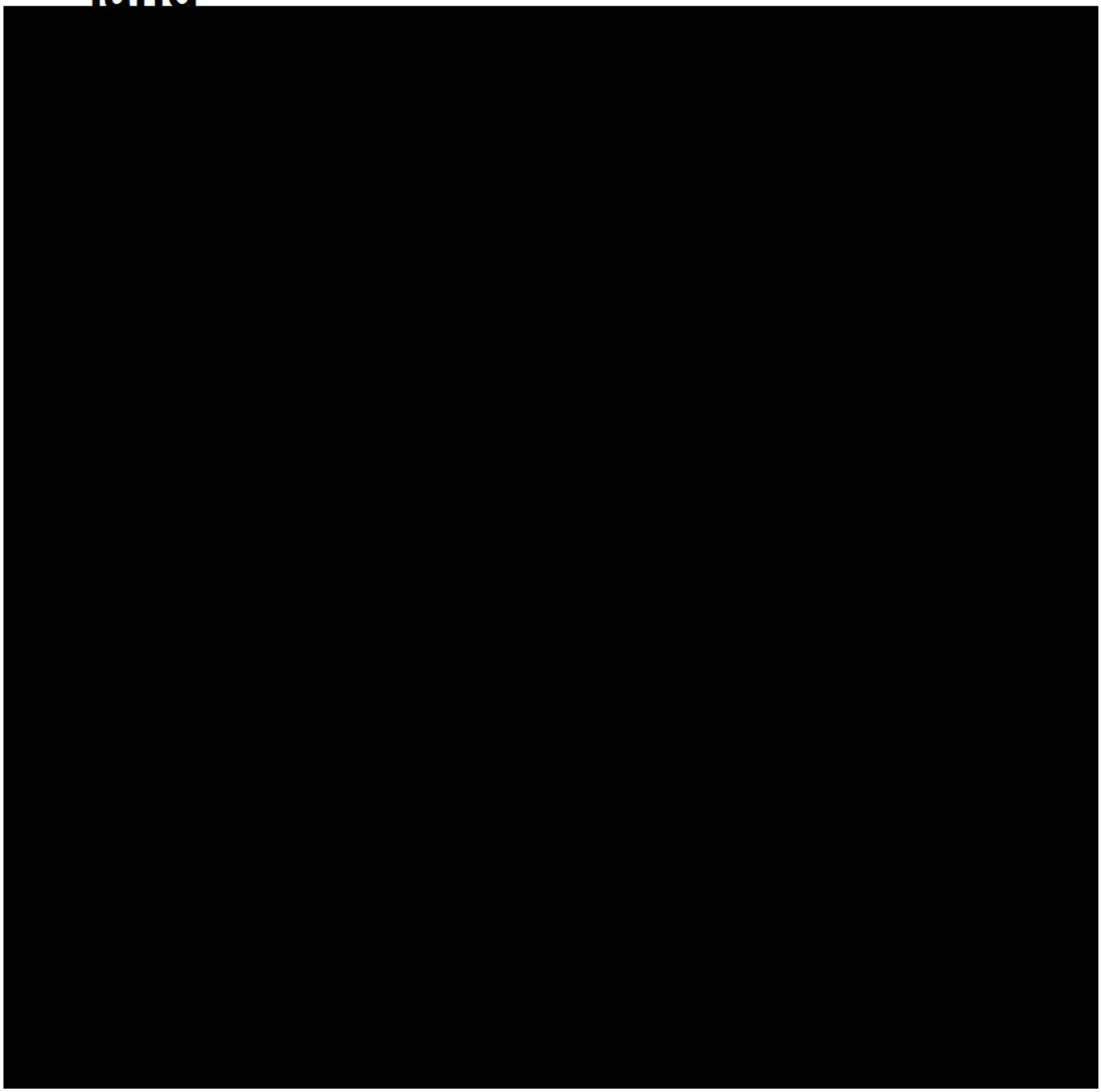
"The construction of a new Sports Training Pavilion with supporting infrastructure and associated works."

5.1.2 This Report is a statutory requirement as defined in the Town and Country Planning (Development Management Procedure)(Wales)(Amendment) Order 2016.

5.1.3 All community and specialist consultee comments received during the consultation period have been considered and addressed as part of this report.

5.1.4 The previous sections of this Report and the appendices that follow on from this conclusion demonstrate that Pre-Application Consultation has been undertaken in full compliance of national guidance set out in the Development Management Procedure (Wales) Order 2016, an updated subordinate of the Planning (Wales) Act 2015.

Appendix A : List of addresses of owners and occupiers of adjoining land





Appendix B : Letter for owners and occupiers of adjoining land, community consultees and statutory consultees

Example Letter for Owners and Occupiers of Adjoining Land

30 April 2026

[redacted]

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

Dear Sir/ Madam,

Colliers Park Training Ground, Gresford

On behalf of our client, Wrexham Association Football Club ("WAFC"), Savills is instructed to undertake Pre-Application Consultation ("PAC") in respect of the Sports Training Pavilion at the Football Association Wales ("FAW") Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW ("the Site"). An application is being submitted to Wrexham County Borough Council ("the Council") for the following proposed development:

> *"The construction of a new Sports Training Pavilion with supporting infrastructure and associated works."*

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Yours faithfully,

[redacted]

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Registered office: 33 Margaret Street, London, W1G 0JD

30 April 2026

Gresford Community Council
8 Stancliffe Avenue
Gresford
LL12 8LP

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

Email: clerk@gresfordcommunitycouncil.gov.uk

Dear Sir/ Madam,

Colliers Park Training Ground, Gresford

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30 April 2026

Councillor Jan Jones
Gresford Community Council
8 Stancliffe Avenue
Gresford
LL12 8LP

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

Email: j.jones@gresfordcommunitycouncil.gov.uk

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30 April 2026

Councillor Jeremy Kent
45 Mold Road
Wrexham
LL11 2AE

Email: jeremy.kent@wrexham.gov.uk

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

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30 April 2026

Councillor Andrew Bailey
Gresford Community Council
8 Stancliffe Avenue
Gresford
LL12 8LP

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

Email: a.bailey@gresfordcommunitycouncil.gov.uk

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30 April 2026

Councillor Andrea Ellis
Gresford Community Council
8 Stancliffe Avenue
Gresford
LL12 8LP

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T: +44 (0) 29 20 368900
savills.com

Email: a.ellis@gresfordcommunitycouncil.gov.uk

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30 April 2026

Cadw
Welsh Government
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Merthyr Tydfil
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Cardiff CF10 3FD
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savills.com

Email: cadw@tfw.wales / CadwPlanning@gov.wales

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30 April 2026

Developer Services
Dŵr Cymru Welsh Water
Fortran Road
Cardiff
CF30 0EH

Email: developer.services@dwrcymru.com

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

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Cardiff CF10 3FD
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30 April 2026

Clwyd Powys Archaeology
The Offices, Coed y Dinas, Welshpool SY21 8RP

planning@heneb.org.uk

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

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Cardiff CF10 3FD
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30 April 2026

Land Use Planning Support Team
Harpur Hill
Buxton
Derbyshire
SK17 9JN
Tel: 0203 028 3708

Email: lupenquiries@hse.gov.uk

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

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30 April 2026

Planning Department
Wrexham County Borough Council
Guildhall
Rhosddu Road
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LL11 1AY

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Cardiff CF10 3FD
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30 April 2026

Mining Remediation Authority
200 Lichfield Lane
Mansfield
NG18 4RG

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

Email: planningconsultation@coal.gov.uk / planningadvice@miningremediation.gov.uk

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Registered office: 33 Margaret Street, London, W1G 0JD

30 April 2026

Wrexham and Flintshire Safety Office
Ambulance and Fire Services Resource Centre
Croesnewydd Road
Wrexham LL13 7YU

Email: enquiries@northwalesfire.gov.wales

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
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savills.com

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30 April 2026

National Resource Wales
Chester Road
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CH7 3AJ

E: planningconsultation@savills.com
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Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

Email: neplanning@cyfoethnaturiolcymru.gov.uk

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30 April 2026

Drainage Department
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1LG

Email: drainage@wrexham.gov.uk

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

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savills.com

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30 April 2026

Ecology Department
Wrexham County Borough Council
Lambpit Street
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LL11 1LG

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E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

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Dear Sir/ Madam,

Colliers Park Training Ground, Gresford

On behalf of our client, Wrexham Association Football Club ("WAFC"), Savills is instructed to undertake Pre-Application Consultation ("PAC") in respect of the Sports Training Pavilion at the Football Association Wales ("FAW") Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW ("the Site"). An application is being submitted to Wrexham County Borough Council ("the Council") for the following proposed development:

> *"The construction of a new Sports Training Pavilion with supporting infrastructure and associated works."*

We are required to undertake PAC for a period of 28 days in advance of the planning application being submitted to the Council. In this regard, we are writing to confirm that the PAC process has commenced and will run until 28 May 2026.

The attached notice provides instructions on how the draft application can be viewed and the how comments on the proposals can be submitted. You are able to view the application online at:

https://sites.savills.com/WAFCCollersPark/

Please note, this PAC provides the opportunity to comment directly to WAFC, as the applicant, on the proposed development prior to the formal submission of the planning application to the Council.

Any subsequent planning application will be subject to statutory consultation by the Council and any comments provided in response to this Notice will not prejudice your ability to make further representations to the Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Yours faithfully,

[redacted]

Savills

Enclosed: Notice

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

30 April 2026

Local Highways Authority
Wrexham County Borough Council
Lambpit Street
Wrexham
LL11 1LG

Email: highwaysplanning@wrexham.gov.uk

E: planningconsultation@savills.com
DL: +44 (0)29 2036 8920

2 Kingsway
Cardiff CF10 3FD
T: +44 (0) 29 20 368900
savills.com

Dear Sir/ Madam,

Colliers Park Training Ground, Gresford

On behalf of our client, Wrexham Association Football Club ("WAFC"), Savills is instructed to undertake Pre-Application Consultation ("PAC") in respect of the Sports Training Pavilion at the Football Association Wales ("FAW") Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW ("the Site"). An application is being submitted to Wrexham County Borough Council ("the Council") for the following proposed development:

> *"The construction of a new Sports Training Pavilion with supporting infrastructure and associated works."*

We are required to undertake PAC for a period of 28 days in advance of the planning application being submitted to the Council. In this regard, we are writing to confirm that the PAC process has commenced and will run until 28 May 2026.

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Please note, this PAC provides the opportunity to comment directly to WAFC, as the applicant, on the proposed development prior to the formal submission of the planning application to the Council.

Any subsequent planning application will be subject to statutory consultation by the Council and any comments provided in response to this Notice will not prejudice your ability to make further representations to the Council on any related planning application. You should note that any comments submitted may be placed on the public file.

Yours faithfully,

[redacted]

Savills

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

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Registered office: 33 Margaret Street, London, W1G 0JD

Appendix C : Notice to adjoining landowners, community consultees and site notice

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2C AND 2D

Purpose of this notice: this notice provides the opportunity to comment directly to the developer on a proposed development prior to the submission of a planning application to the Local Planning Authority ("LPA"). Any subsequent planning application will be publicised by the relevant LPA; any comments provided in response to this notice will not prejudice your ability to make representations to the LPA on any related planning application. You should note that any comments submitted may be placed on the public file.

Proposed development at: **Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW**

I give notice that **Wrexham Association Football Club**

is intending to apply for planning permission for:

"The construction of a new sports training pavilion with supporting infrastructure and associated works."

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at: https://sites.savills.com/WAFCColliersPark

Computer facilities are available to view this information online at Gresford Library, 8 Vicarage Lane, Gresford, Wrexham, LL12 8UP.

Anyone who wishes to make representations about this proposed development must write to: planningconsultation@savills.com or (by post) Planning Consultations, Savills, 2 Kingsway, Cardiff, CF10 3FD by 28 May 2026.

Signed:

[redacted]

Date: 30 April 2026

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO: HYSBYSIAD O DAN ERTHYGLAU 2C A 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn rhoi cyfle i wneud sylwadau yn uniongyrchol i'r datblygwr ynglŷn â datblygiad arfaethedig cyn cyflwyno cais am ganiatâd cynllunio i'r awdurdod cynllunio lleol. Bydd unrhyw gais cynllunio dilynol yn cael ei hysbysebu gan y Cyngor. Ni fydd unrhyw sylwadau a wneir mewn ymateb i'r hysbysiad hwn yn effeithio ar eich hawl i wneud sylwadau i'r Cyngor ar unrhyw gais cynllunio cysylltiedig. Dylech nodi y gellir gosod unrhyw sylwadau a gyflwynir gennych yn y ffeil gyhoeddus.

Datblygiad arfaethedig yn: **Maes Hyfforddi Parc Colliers yng Ngresffordd, Wrecsam, LL12 8PW**

Rwyf yn hysbysu bod **Clwb Pêl-droed Wrecsam ("Wrexham Association Football Club")**

Yn bwriadu gwneud cais am ganiatâd cynllunio i:

"Adeiladu pafiliwn hyfforddi chwaraeon newydd gyda'r isadeiledd ategol a'r gwaith cysylltiedig."

Gallwch archwilio copïau o'r canlynol:

- Cais cynllunio arfaethedig;
- Cynlluniau; a
- Dogfennau ategol eraill

Ar-lein yn: https://sites.savills.com/WAFCColliersPark

Os nad oes myndied ar-lein, mae cyfleusterau cyfrifiadur ar gael i archwilio'r wybodaeth hon yn

Mae cyfleusterau cyfrifiadurol ar gael i weld y wybodaeth hon ar-lein yn Llyfrgell Gresffordd, 8 Lôn y Ficerdy, Gresffordd, Wrecsam, LL12 8UP.

Mae'n rhaid i unrhyw un sy'n dymuno gwneud sylwadau ynglyn a'r datblygiad arfaethedig hwn ysgrifennu at: **planningconsultation@savills.com** neu (drwy'r post) i Ymgynghoriadau Cynllunio, Savills, 2 Kingsway, Caerdydd, CF10 3FD, erbyn yr 28 o Fai 2026.

Arwyddwyd:

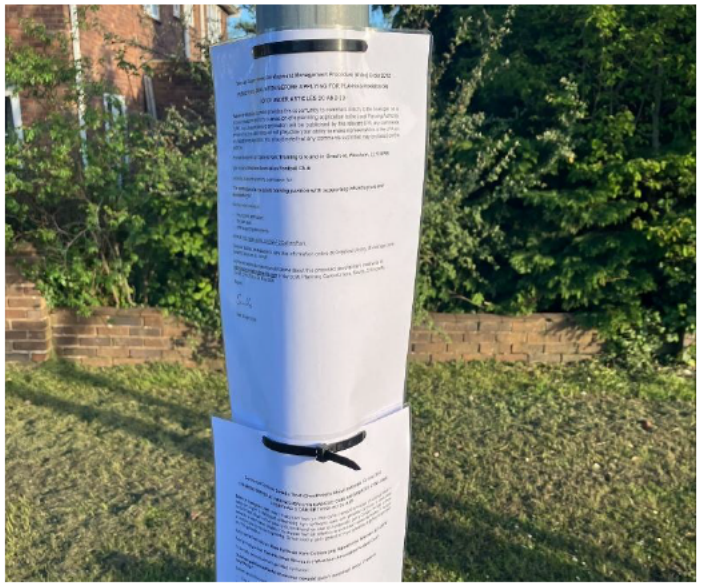
[redacted]

Dyddiad: 30 o Ebrill 2026

Appendix D : Site notice declaration and photos



Colliers Park, Gresford, Wrexham, LL12 8PW

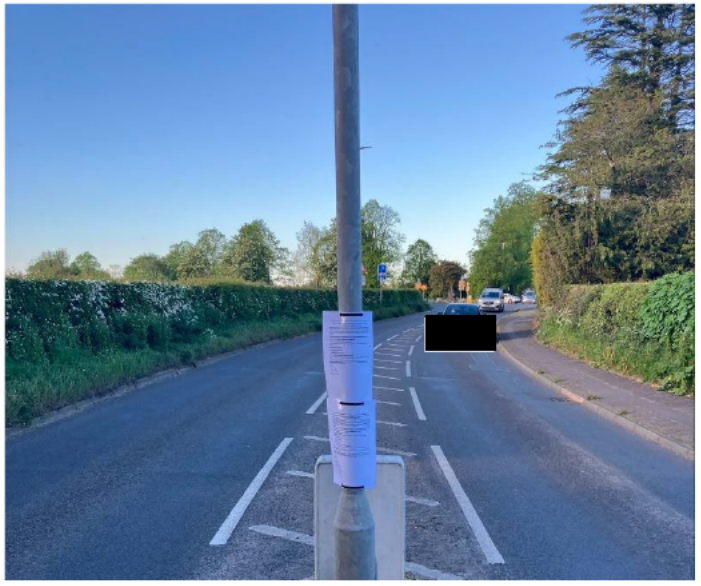












Appendix E : Notice to Specialist Consultees

Town and Country Planning (Development Management Procedure) (Wales) Order 2012

PUBLICITY AND CONSULTATION BEFORE APPLYING FOR PLANNING PERMISSION

NOTICE UNDER ARTICLES 2D

Purpose of this notice: this notice comprises a formal request for a pre-application consultation response under article 2D of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012.

Proposed development at: **Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW**

I give notice that **Wrexham Association Football Club**

is intending to apply for planning permission for:

"The construction of a new sports training pavilion with supporting infrastructure and associated works."

You may inspect copies of:

- the proposed application;
- the plans; and
- other supporting documents

online at: https://sites.savills.com/WAFCColliersPark

In accordance with the requirements of article 2E of the Town and Country Planning (Development Management Procedure) (Wales) Order 2012, a consultation response must be sent to: **planningconsultation@savills.com** by **28 May 2026**

Signed:

[redacted]

Date: 30 April 2026

Gorchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012

CYHOEDDUSRWYDD AC YMGYNGHORI CYN GWNEUD CAIS AM GANIATÂD CYNLLUNIO: HYSBYSIAD O DAN ERTHYGLAU 2D

Diben yr hysbysiad hwn: mae'r hysbysiad hwn yn ddeisyfiad ffurfiol am ymateb i ymgynghoriad cyn-ymgeisio o dan erthygl 2D o Orchymyn Cynllunio Gwlad a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012.

Datblygiad arfaethedig yn: **Maes Hyfforddi Parc Colliers yng Ngresffordd, Wrecsam, LL12 8PW**

Rwyf yn hysbysu bod **Clwb Pêl-droed Wrecsam ("Wrexham Association Football Club")**

Yn bwriadu gwneud cais am ganiatâd cynllunio i:

"Adeiladu pafiliwn hyfforddi chwaraeon newydd gyda'r isadeiledd ategol a'r gwaith cysylltiedig."

Gallwch archwilio copïau o'r canlynol:

- Cais cynllunio arfaethedig;
- Cynlluniau; a
- Dogfennau ategol eraill

Ar-lein yn: https://sites.savills.com/WAFCColliersPark

Yn unol â gofynion erthygl 2E o Orchymyn Cynllunio a Thref (Gweithdrefn Rheoli Datblygu) (Cymru) 2012, rhaid anfon ymateb i'r ymgynghoriad at **planningconsultation@savills.com** erbyn yr 28 o Fai 2026.

[redacted]

Dyddiad: 30 o Ebrill 2026

Appendix F : Responses from specialist consultees

Cadw

Llywodraeth Cymru
Parc Busnes Rhydycar
Merthyr Tudful
CF48 1UZ
cadw.llyw.cymru

Welsh Government
Rhydycar Business Park
Merthyr Tydfil
CF48 1UZ
cadw.gov.wales

Plas Carew, Uned 5ZA
Parc Nantgarw, Caerdydd
Ffôn 0300 025 6000
Ebost cadw@llyw.cymru
cadw.gov.wales

Savills.com

By Email

Eich cyfeirnod Your reference	
Ein cyfeirnod Our reference	
Dyddiad Date	15 May 2026
Llinell uniongyrchol Direct line	0300 0257894
Ebost Email:	cadwplanning@gov.wales

Dear Sir/Madam

Statutory pre-planning application - Construction of a new Sports Training Pavilion, Gresford, Wrexham, LL12 8PW

Thank you for your letter inviting our comments on the pre-planning application consultation for the proposed development described above.

This response is based on the advice provided by Cadw's Historic Environment Planning Officer.

Advice

The following comments are based on information made available to us as part of the pre-application consultation and we will review our comments when we are consulted on the final planning application. Our assessment of the pre-application is given below.

Our records show that there are no scheduled monuments that would be affected by the proposed development.

We therefore have no comments to make on the proposed development.

The national policy and Cadw's role in the planning process is set out in Annex A.

There may also be undesignated historic assets that could be affected by the proposed development and, if you have not already done so, we would advise that you consult the Historic Environment Record held by Heneb: the Welsh Archaeology Trust www.heneb.co.uk

Yours sincerely

Nick Segust
Case Officer
Historic Environment Inspectorate

Cadw

Annex A

Our role

Our statutory role in the planning process is to provide the local planning authority with an assessment concerned with the likely impact that the proposal will have on scheduled monuments, registered historic parks and gardens, registered historic landscapes where an Environmental Impact Assessment is required and development likely to have an impact on the outstanding universal value of a World Heritage Site. We do not provide an assessment of the likely impact of the development on listed buildings or conservation areas, as these are matters for the local authority.

It is for the local planning authority to weigh our assessment against all the other material considerations in determining whether to approve planning permission.

National Policy

Applications for planning permission are considered in light of the Welsh Government's land use planning policy and guidance contained in Planning Policy Wales (PPW), Technical Advice Notes and related guidance.

PPW Planning Policy Wales - Edition 12 (gov.wales) explains that it is important that the planning system looks to protect, conserve and enhance the significance of historic assets. This will include consideration of the setting of an historic asset which might extend beyond its curtilage. Any change that impacts on an historic asset or its setting should be managed in a sensitive and sustainable way.

The conservation of archaeological remains and their settings is a material consideration in determining a planning application, whether those remains are a scheduled monument or not. Where nationally important archaeological remains are likely to be affected by proposed development, there should be a presumption in favour of their physical protection in situ. It will only be in exceptional circumstances that planning permission will be granted if development would result in a direct adverse impact on a scheduled monument (or an archaeological site shown to be of national importance)

Technical advice note (TAN) 24: the historic environment | GOV.WALES elaborates by explaining that when considering development proposals that affect scheduled monuments or other nationally important archaeological remains, there should be a presumption in favour of their physical preservation in situ, i.e. a presumption against proposals which would involve significant alteration or cause damage, or would have a significant adverse impact causing harm within the setting of the remains.

Historic Parks and Gardens

PPW also explains that local authorities should value, protect, conserve and enhance the special interests of parks and gardens and their settings included on the register of historic parks and gardens in Wales and that the effect of a proposed development on a registered park or garden or its setting should be a material consideration in the

determination of a planning application.

The Coal Authority

200 Lichfield Lane
Mansfield
Nottinghamshire
NG18 4RG

T: 01623 637 119 (Planning Enquiries)

E: planningconsultation@coal.gov.uk

W: www.gov.uk/coalauthority

For the attention of: Savills
Wrexham County Borough Council

[By email: planningconsultation@savills.com]

5 May 2026

Dear Savills

Re: PRE-APPLICATION Colliers Park training ground

The construction of a new Sports Training Pavilion with supporting infrastructure and associated works; Football Association Wales, Colliers Park Training Ground, Gresford, Wrexham, LL12 8PW

Thank you for your notification of 30 April 2026 seeking the views of the Coal Authority on the above.

The Coal Authority is a non-departmental public body sponsored by the Department for Energy Security and Net Zero. As a statutory consultee, the Coal Authority has a duty to respond to planning applications and development plans in order to protect the public and the environment in mining areas.

We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

However, in the interest of public safety, it is requested that the Coal Authority's Standing Advice note is drawn to the applicant's attention, where relevant.

Yours

The Coal Authority Planning Team

Dŵr Cymru
Welsh Water

Planning and new development

What you should do, and how we can help



dwrcymru.com

WWDEV 0400

Whether you're a homeowner with plans to extend your home, a builder working on a new house or a developer working on a new housing site, you need to involve us in the planning process. Even if you are just thinking about building, getting us involved early can help your project run smoothly and address any water and drainage matters as early as possible in the development process.

How can we help?

As water and waste services are at the forefront of public health and protection of the environment, we play a key part in the town and country planning process.

If you're planning on building new houses, our team of dedicated planning officers can give you advice and guidance at all stages of the process, including pre-application, planning application and discharge of condition.

When it comes to your new development, by getting us involved in the planning stages, we can:

- Assess whether the current local water and sewerage networks have capacity to service your new site (and if they can't, then identify whether the network can be reinforced to support your new site)
- Mitigate any potential negative impact that the new development could have on the performance of our infrastructure, the service we provide to customers, and the wider environment
- Identify where new development and growth is planned so that we can target investment in our existing infrastructure within these areas
- Provide advice on making new water and waste connections to our networks once your development is complete and ready to be occupied
- Identify any existing water or waste pipes in or near to the site, so we can advise on their location and let you know your options for protecting and/or diverting our assets for the lifetime of the development



Step 1: Use our pre-planning service

What is our pre-planning service?

We encourage all developers to engage with us as early as possible to ensure any water and drainage matters that might arise during the planning process are identified and addressed early on. In order to facilitate this, you can engage with us via our dedicated pre-planning service, which will provide:

- An assessment of the impact of your proposed development and whether our local water and waste networks can support it
- Confirmation of whether off-site water mains and/or sewers will need to be provided, and
- Water main and sewer plans indicating the location of our assets crossing the site or located in close proximity. *Please note that these are for general guidance only and all assets need to be accurately located on site before any excavation works begin.*

How can I access it?

You can submit a 'pre-planning advice' application online via our website. To make sure that we can provide you with the most comprehensive advice, you should include the following information:

- Site location plan
- Details of the proposed development
- Proposed points of communication to our local network of sewers and/or water mains (if known)
- Relevant planning history relating to the site e.g. any previous permissions granted or status within the council's development plan

You can see how much this service will cost on our website, and we'll aim to get back to you with a written **response within 21 days** of your application. The advice provided will be valid for 12 months and help inform our response when consulted on your planning application by the local planning authority (LPA).

For larger developments in Wales:

- You have to undertake pre-application consultation as set out in Schedule 4 of the Town & Country Planning (Development Management Procedure) (Wales) (Amendment) Order 2016 for any developments that:
  - Include 10 dwellings or larger
  - Have 1000sqm or larger non-residential floor space or
  - Have a site area that's 1 hectare or larger
- This means you need to consult with us and we will **respond within 28 days**.
- While there's no charge for this service, as it's a statutory requirement, we do recommend that you apply for our pre-planning service in advance of this consultation, as it will help to identify any potential issues that need to be addressed in advance of your planning application.



Step 2: Once you have our pre-planning advice



Locate our assets

Before you build, it's important to identify if any of our pipes, water mains or sewers are underneath the ground in or adjacent to your development site. Under section 159 of the Water Industry Act 1991, we have the rights of access to inspect, maintain, adjust, repair or alter any asset or apparatus at all times.

If your land does contain assets

If your land does indeed contain some of our assets, then this will have an impact on the layout and general arrangement of the new development site. We strongly recommend that you contact us to discuss accurately locating our assets to ensure that they are protected during and after construction. Please contact our Plan and Protect team via **planandprotect@dwrcymru.com** or **08009172652** to discuss further.

If you want to divert or remove the assets contained in your land

If you decide the asset located within or adjacent to your site can't be incorporated within the layout of the new development, or our rights of access to the asset may be hindered by your proposal, you can ask us to alter, divert or remove it in accordance with section 185 of the Water Industry Act 1991. You can find the application forms on our website.

How will you manage surface water?

As with all new development sites, you'll need to think about how to deal with surface water runoff from any new buildings and hard standings. Legislation in both England and Wales now actively encourages the use of sustainable urban drainage systems (SUDS). This approach manages surface water runoff by imitating natural drainage systems and retaining water on or near the site.

There are such a variety of SUDS techniques including green roofs, rainwater harvesting and permeable pavements that any development should be able to include a SUDS scheme. There would need to be good justification not to incorporate a SUDS scheme on your site.

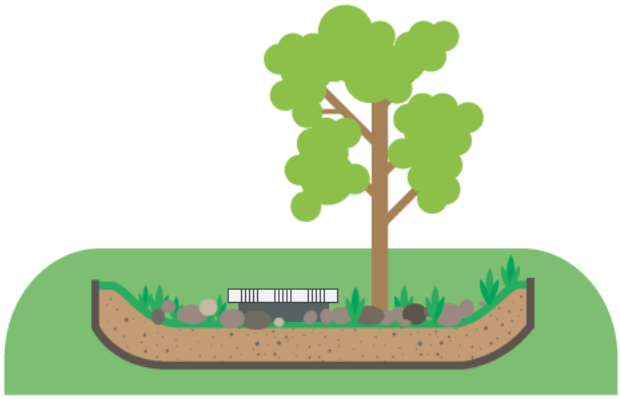
SUDS in Wales

All new development of more than one building or a construction area of 100m2 or more will require consent from the sustainable drainage system (SUDS) approval body (also known as a SAB) for any new SUDS features, as required by Schedule 3 of the Flood and Water Management Act 2010. SABs are delivered by local authorities across Wales.

In accordance with this and the Welsh Government 'Statutory standards for sustainable drainage systems', you need to explore and fully exhaust all surface water drainage options, using discharge to a combined sewer only as a last resort.

SUDS in England

Even if your new development is based in England, it's important to keep Part H of the 'Building Regulations 2000' in mind. On this basis, all new developments in England will also be expected to consider surface water management techniques and demonstrate all technical options have been explored and exhausted, in liaison with the land drainage authority and/or the Environment Agency. You need to consider the management of highway or land drainage runoff as these flows won't be allowed to discharge directly or indirectly into the public sewerage system.



Step 3: The planning application process

Once you've used our pre-planning service and identified any potential issues before building, it's time to incorporate our advice into your proposals to your local planning authority (LPA).

As part of the planning application consultation process we will provide similar advice to that provided in our pre-application **response within 21 days**. It's important to note that while we share our expert opinion during this process, the ultimate decision to grant planning permission is the LPA's.

What are the options if we can't currently support your development?

Network hydraulic modelling/WwTW feasibility studies

As our aim is to support economic development and growth, we do not want to resist new development where possible. However, we must take the capacity of our existing assets, the service we are providing to existing customers and the environment into account. In areas where there are capacity constraints either on our networks or at the wastewater treatment works (WwTW), we may well already have proposals in place to deliver reinforcement works and to create capacity for new developments.

That being said, you may want to develop your site in advance of us undertaking these works. If this is the case, to ensure there's no detriment to our existing customers, you may be required to implement solutions identified by an assessment of either the network or WwTW. It's important to note that you won't be expected to resolve any existing operational issues.

Where further assessments are recommended, you will need to allow sufficient time in your development programme for these studies to be carried out and any reinforcement works to be delivered, as in some circumstances we won't permit a communication to our networks until these works are completed. The delivery of the works will need to align with occupation rather than construction.

Where possible, we will control the delivery of any solutions as part of the planning process. Dependent on the progress of the assessment, we may be in a position to recommend appropriate planning conditions so that the outcomes of the assessment can be delivered as part of any planning permission.

This approach allows us to support the progression of the site through the planning process, however in the absence of a completed assessment and known solutions we may need to work with you and the LPA until the assessment is completed and the outcomes are known.

Step 4: Connecting to our network

If you've had the green light from us and planning permission has been granted for your development, then it's time to start thinking about the different ways you'll need to connect to our network.

On our website you can find detailed guidance around applying for new water connections, new water mains, new public sewers and new sewer connections.

Contact us

If you've still got any questions or queries, then feel free to contact us:

Email: developer.services@dwrcymru.com

Visit: www.dwrcymru.com

Tel: 0800 917 2652



Contact Us:

If you've got any questions or queries, then feel free to contact us:

Call
0800 917 2652

Email
developer.services@dwrcymru.com

Visit
www.dwrcymru.com



@dwrcymru

/dwrcymruwelshwater