05 June 2026

Planning Department
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Dear Sir / Madam,

**APPLICATION FOR FULL PLANNING PERMSSION FOR THE CONSTRUCTION OF SPORTS TRAINING PAVILION BUILDING**

**COLLIERS PARK TRAINING GROUND, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PW**

On behalf of our client, Wrexham Association Football Club Limited ("WAFC"), Savills is instructed to submit an application to Wrexham County Borough Council ("WCBC") for full planning permission for the construction of a "Sports Training Pavilion" building at the Football Association Wales ("FAW") Colliers Park Training Ground, Chester Road, Gresford, Wrexham, LL12 8PW ("the Site").

WAFC presently operate a split site approach for player training with certain activities taking place at the STōK Cae Ras Stadium, and then others using pitches at the FAW Training Ground. The current arrangement is disruptive, inefficient and adds to additional journey length & time.

WAFC has stated its intension to develop a permanent Training Ground providing the range of facilities and pitches in a single location and to meet the specification expected of a leading major football club. In the meantime, WAFC seeks to develop a new Sports Training Pavilion building at Colliers Park, alongside the existing training pitches.

The enclosed application and supporting documents provide the planning explanation and justification for Wrexham County Borough Council to grant planning permission. Pre-Application Consultation ("PAC") for the Proposed Development launched on 30th April 2026 for a period of 28 days and closed on 28th May 2026. The consultation process and PAC Report submitted with this application 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. All consultation responses received during this period have been considered and addressed with further information provided in the PAC Report.

The proposal sees the expansion of existing football-related activities at Colliers Park. The collaboration with the FAW reflects the successful partnership approach adopted at the STōK Cae Ras- currently undergoing major investment to meet contemporary international standards - emphasising the WAFC's strategic, long-term commitment to the region.

Accordingly, please find enclosed the following drawings and plans submitted as part of this submission:

- Application Form;
- Plans and Drawings:
  - Site Location Plan;
  - Existing Site Plan (Modulek) (Drwg. No. 3287-MDK-XX-XX-DR-Y-01 Rev P01);
  - Proposed Site Plan (Modulek) (Drwg. No. 3287-MDK-XX-XX-DR-Y-02 Rev P05);
  - General Arrangement Plans (Modulek) (Drwg. No. 3287-MDK-XX-XX-DR-Y-10 Rev P02);

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- Proposed Roof Plan (Modulek) (Drwg. No. 3287-MDK-XX-XX-DR-Y-11 Rev P01);
- Proposed Elevations (Modulek) (Drwg. No. 3287-MDK-XX-XX-DR-Y-50 Rev P01); and
- Gas Protection System (Juta) (Drwg. No. GPD-PSD_391.001).

- Planning, Design and Access Statement (Savills, Wrexham AFC Modulek) (June 2026);
- Pre-Application Consultation Report (Savills);
- Green Infrastructure Statement (Savills);
- Phosphorus Statement (Savills);
- External Lighting Details (Ansell Lighting);
- Foul and Surface Water Drainage Layout (AVIE Consulting LTD) (Drwg. No. P4920-01 Rev C);
- Flood Consequence Assessment and Drainage Strategy (AVIE Consulting LTD) (Ref. P4920);
- Outline Foul Calculations (AVIE Consulting LTD);
- Standard Drainage Details (AVIE Consulting LTD) (Drwg. No. P4920-02-01);
- Attenuation Tank Details prepared by AVIE Consulting LTD (Drwg. No. P4920-02-02);
- Sewage Treatment Plant Details prepared by AVIE Consulting LTD (Drwg. No. P4920-02-03);
- Geotechnical Letter Report (April 2026) (Brownfield Solutions LTD.);
- Phase II Ground Investigations Report (May 2026) (Brownfield Solutions LTD.);
- Exploration Hole Plan (Brownfield Solutions LTD.) (Drwg. No. C6579/02);
- Borehole Log (Brownfield Solutions LTD.) (February 2026);

**Planning History**

The Site has a detailed planning history which evidences its successful operation as a football training facility for over 30 years. Planning permission was originally granted in 1993 for the change of use of agricultural land and initial training ground facilities. Over time the facilities at Colliers Park have been upgraded by the various occupants, most recently the creation of the National Football Development Centre for the Football Association of Wales.

**Proposed Development**

The enclosed proposal consists of a new building at Colliers Park totalling 1,196m². The new training facility is located centrally within the Colliers Park complex within an area of existing hardstanding, to the north of the National Football Development Centre.

**Training Pavilion Building**

The proposals consist of one two-storey modular building at the FAW Colliers Park Training Ground. The new Sports 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 667m² and is comprised of a modular construction. The total Gross Internal Area ("GIA") floorspace will be 1,196m² across the two floors, with first floor comprising a smaller floorspace area of 529m². 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 Gross External Area ("GEA") measures 1,214m².

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 which acts as the principal elevation.

The Sports Training Pavilion would provide a number of facilities including:

- Gym
- Changing rooms with shower and toilet facilities
- Physiotherapy rooms
- Medical Office
- Boot room, laundry and kit store
- Kitchen and dining area
- Briefing room and
- Office space

**Phosphates**

Whilst Natural Resources Wales highlighted the "phosphates issue" as part of their PAC commentary, it is important to note that this proposal consolidates a present split-site activity (between the stadium and training ground) into a single site activity. As the present split site and single site all relate to the same catchment area then there is no net increase regarding phosphates.

**Transport**

There will be a reduction in overall car movements. At present players and staff move from the stadium, to Colliers Park and then return to the stadium, Once the new Pavilion s operational then there is a single journey destination of Colliers Park. The reduction in the back-and-forth movements is a reduction in journeys, and the quantum of visits to Colliers Park remains similar to existing.

I trust that the application is in order and that the application may be registered without delay.

If there is anything I can do to assist or accelerate your consideration of this application, please do not hesitate to contact me.

Yours faithfully

[redacted]

**Chris Potts**
Director –Sport & Major Leisure

Enc:

Application Documents – as above
Application Fee