COLLIERS PARK, GRESFORD, WREXHAM, LL12 8PW

Planning, Design and Access Statement

June 2026

PREPARED FOR:

Wrexham AFC



Image for Illustrative purposes only

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1.0 Introduction

Summary of Proposal

This Planning and Design and Access Statement ("Statement") has been prepared on behalf of Wrexham Association Football Club ("WAFC" or "the Club") in respect of the Sports Training Pavilion development at the Football Association Wales ("FAW") Colliers Park Training Ground in Gresford, Wrexham, LL12 8PW ("the Site").

WAFC 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 permanent solution to the current training regime of players and consolidate their facilities and services in one location.

An application is being submitted to Wrexham County Borough Council ("WCBC") as the Local Planning Authority ("LPA") for:

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

A detailed description of the proposals, including a breakdown of the elements for which full planning permission are being sought, is provided in Section 3 of this Statement.

This application is supported by a suite of technical documents including:

- Application Form;
- Plans and Drawings:
  - 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);
  - 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 and Modulek) (This Document);
- Pre-Application Consultation Report (Savills) (June 2026)
- Green Infrastructure Statement (Savills) (June 2026);
- Phosphorus Statement (Savills) (June 2026);
- External Lighting Details (Ansell Lighting);
- 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);

1.0 Introduction

Statement Structure

This Statement sets out the project brief, provides site and context analysis, describes the proposals and design development, identifies the relevant planning policy context and assesses the scheme's planning merits, and concludes about the planning implications of the proposals. In doing so, the Statement draws upon the other supporting documents (referenced above).

The remaining sections of this Statement are structured as follows:

Section 2: Sets out the project brief

Section 3: Provides a description of the Site, and analyses its context, including its planning history;

Section 4: Describes the proposals;

Section 5: Identifies and summarises the most pertinent planning policy framework to the Site;

Section 6: Undertakes an assessment of the proposals against the Development Plan; and

Section 7: Draws together a summary and conclusion.

2.0 Project Brief

Introduction

This proposal sets out the development of a temporary First Team training facility for WAFC at the Football Association of Wales ("FAW") Colliers Park training ground. The project represents a further demonstration of the Club's ambition and continued progression, aligning with its rapid rise and global visibility. The proposal supports the broader investment narrative of Wrexham and North Wales as internationally recognised football destinations, reinforcing themes showcased through the award winning "Welcome to Wrexham" journey.

The collaboration with the FAW mirrors the successful partnership approach adopted at the STōK Cae Ras - currently undergoing major investment to meet contemporary international standards - emphasising the Club's strategic, long-term commitment to the region.

Purpose and Need for the Development

The temporary facility is required to provide high-quality, fit-for-purpose accommodation for WAFC's First Team during the Club's active search for a permanent training ground. The temporary arrangement is intended to operate for a period of up to five years, after which a permanent site will be brought forward.

During this interim period, the facilities at Colliers Park will ensure the First Team can operate efficiently and professionally, maintaining training continuity and supporting the Club's competitive trajectory. Colliers Park is an established football training ground of which WAFC is already an integral user. The proposed development represents an extension of existing football activity on site. As such, the proposal is inherently compatible with the Site's current character, function, and planning designation.

WAFC Team Operations

Existing Operations

At present the Club's training operations are split across two locations: the STōK Cae Ras Stadium and Colliers Park training ground. The existing daily routine requires players to report to the Stadium training facility in the morning for pre-training recovery and gym-based preparation as required before changing into training kit and travelling to the Colliers Park training ground. The Club does not access the changing facilities or utilise the welfare facilities provided on Site at Colliers Park as these are a Football Association of Wales facility.

The Club currently maintains a dedicated on-site storage unit at the training ground for the equipment required for daily sessions. Once training has concluded, players return to the STōK Cae Ras Stadium for post-training activities and commitments using the facilities currently provided at the Stadium.

Proposed Operations

The Sports Training Pavilion therefore seeks to consolidate the Club's existing operations within the Colliers Park training ground, reducing the need for players to split activity between multiple sites. The Sports Training Pavilion would allow for all pre-training, training, and post-training function undertaken at the Stadium to be relocated to Colliers Park. The Sports Training Pavilion would provide the appropriate accommodation and support spaces to enable a self-contained training environment on a single site. Furthermore, this would significantly reduce the movement of players between multiple locations during the training day, improving the operational efficiency and as a result limit vehicle trips.

The facility will be used exclusively by players and associated staff who already commute regularly between the STōK Cae Ras and Colliers Park for training.

2.0 Project Brief

Where feasible, the development will utilise existing infrastructure, including:

- Utilities
- Parking and access
- Drainage systems
- Established vehicular routes and junctions

The facility will be used exclusively by players and associated staff who already commute regularly between the STōK Cae Ras and Colliers Park for training.

By locating the Training pavilion directly at Colliers Park, the development will:

- Reduce the number of weekly commutes, particularly those made when engines are least efficient
- Encourage more sustainable travel patterns
- Consolidate activity within a single, purpose-built training environment

Additional parking spaces will be provided to accommodate Club's usage, but all access/egress movements will utilise the existing site entrance and established local highway network, ensuring no significant traffic impacts.

3.0 Site and Context Analysis

Site Location

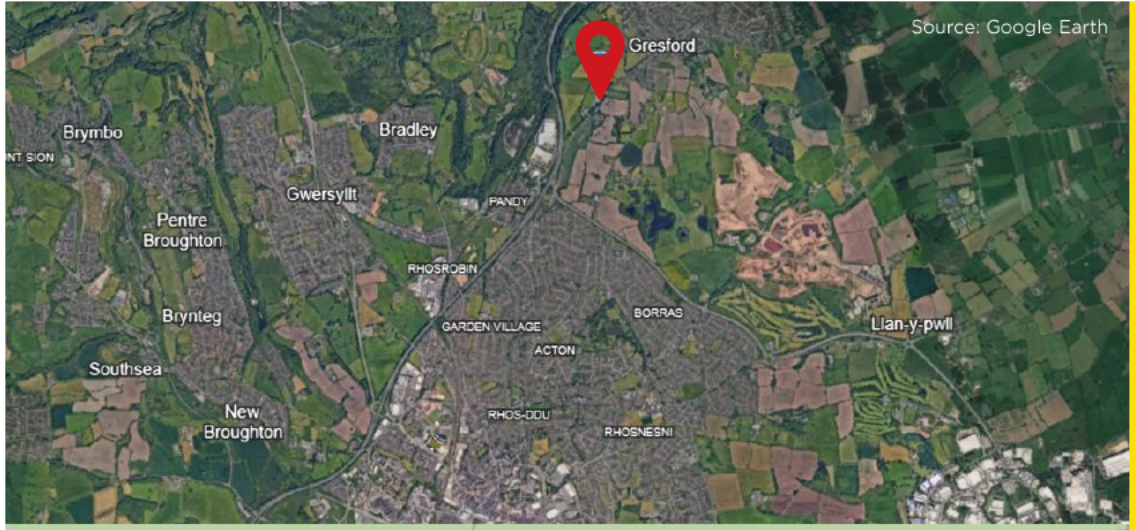
The Site is located within the existing FAW Colliers Park training ground on Chester Road, Gresford, Wrexham, LL12 8PW. Colliers Park is located to the southwest of the village of Gresford and less than 1km north of Wrexham The Site has been in use as a football training facility following the granting 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 WAFC 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 an area of storage for equipment and overflow parking at present. The Site measures approximately 0.29ha in size and is located centrally within Colliers Park.

Access to the Site is made from Chester Road (B5445) in the east with existing car parking facilities on provided on Site.



Source: IS-Group Signage



Source: Google Earth



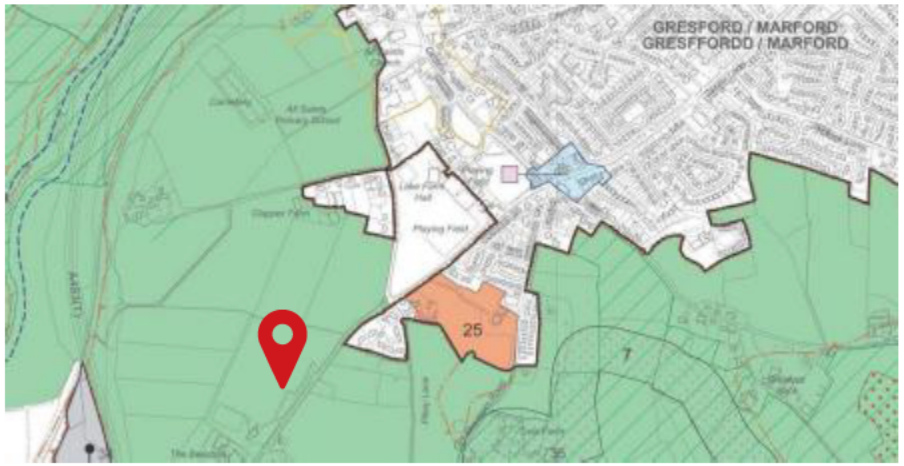
3.0 Site and Context Analysis

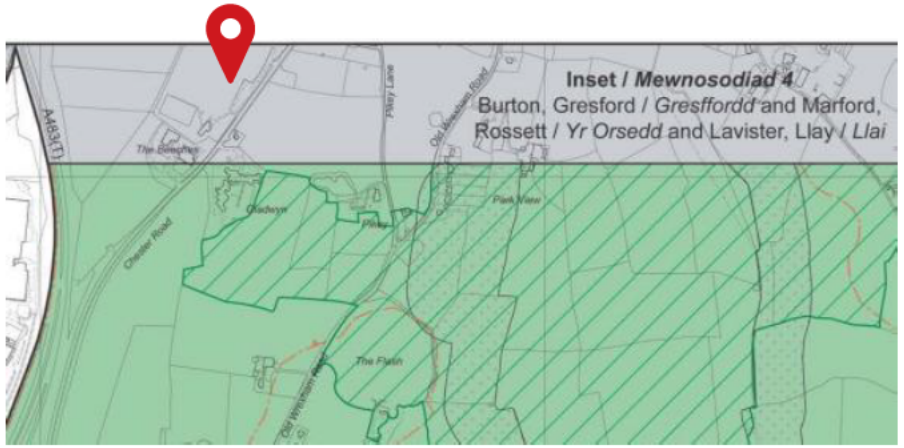
Planning Context and History

The Site is located outside the defined settlement limit of Gresford and therefore considered to be within open countryside. The Site is also within an area defined as Green Barrier within the current Local Development Plan.

The Site is not within a Conservation Area nor contain any Listed Buildings. The closest designated heritage asset is the Grade II Listed 'Base of Cross' (Listing Ref. No. 1592) situated on the traffic island at the junction of Chester Road and the B5373 at the southwestern edge of Gresford.

As noted previously, the Site has a detailed planning history which evidences its successful operation as a football training facility for the FAW and WAFC. The following table summarises the relevant planning history of the Site:





Extract of WCBC's Unitary Development Plan 1996-2011 Planning Policy Map (Map 2 Inset 1, & Map 3 Inset 4)







3.0 Site and Context Analysis

Planning Context and History

Planning Reference	Description of Development	Decision
P/2022/0660	REMOVAL OF CONDITION 05 OF PLANNING PERMISSION P/2018/0194	Granted 07/11/2022
P/2019/0531	ERECTION OF 2 NO. BRICK PILLARS AND 1 NO. SLIDING GATE AT ENTRANCE TO SITE	Granted 12/11/2019
P/2019/0530	APPLICATION FOR CONSENT TO DISPLAY 2 NO. FAW LOGO SIGNAGE	Granted 04/11/2019
P/2019/0295	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/094 ALLOW OVERCLADDING AND RENDER OF EXISTING BUILDING ELEVATIONS	Granted 07/05/2019
P/2019/0268	DISPLAY OF SIGNAGE	Granted 05/07/2019
P/2019/0020	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/0194 TO REVISE SITE LAYOUT TO LOCATE SUB-STATION TO PROVIDE ELECTRICITY SUPPLY TO THE NATIONAL TRAINING CENTRE	Granted 29/01/2019
P/2018/0686	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITION IMPOSED UNDER PLANNING PERMISSION P/2018/0194: CONDITION 7 - SUBMISSION OF MATERIALS SAMPLE BOARD	Granted 07/09/2018
P/2018/0521	APPLICATION FOR A NON-MATERIAL AMENDMENT TO PLANNING PERMISSION P/2018/0194 TO ALLOW REDUCTION IN FLOOR AREA AND MINOR RE-ALIGNMENT OF ROOF	Granted 25/07/2018
P/2018/0459	APPLICATION FOR APPROVAL OF DETAILS RESERVED BY CONDITIONS IMPOSED UNDER PLANNING PERMISSION P/2018/0194: CONDITION 4 - ELEVATION DETAILS OF FENCING AND NETTING. SPECTATOR STANDS, CAMERA GANTRIES, IRRIGATION TANKS AND PUMPS CONDITION 10 - FULL DETAILS FOR THE ARBORICULTURAL SUPERVISION OF TREE PROTECTION MEASURES CONDITION 11 - SUBMISSION OF BIOSECURITY RISK ASSESSMENT CONDITION 17 - SUBMISSION OF A CONSTRUCTION TRAFFIC MANAGEMENT PLAN	Granted 09/07/2018
P/2018/0194	ALTERATIONS AND EXTENSION TO EXISTING FACILITY TO CREATE NATIONAL FOOTBALL DEVELOPMENT CENTRE (D2) AND EDUCATIONAL FACILITY (D1) INCLUDING REPLACEMENT PITCHES AND FLOODLIGHTING AND ASSOCIATED EXTERNAL WORKS, EXTERNAL STORE AND CONTAINERS AND ACCESS ARRANGEMENTS.	Granted 14/05/2018

3.0 Site and Context Analysis

Planning Context and History

Planning Reference	Description of Development	Decision
P/2010/0125	RETENTION OF TWO STOREY BLOCK OF PORTACABINS, MOBILE TOILET BLOCK, SINGLE PORTACABIN, TRACTOR SHED AND 6 MOBILE 'DUG-OUTS'	Disposed 04/04/2016
P/2009/0499	ERECTION OF SPECTATOR STAND (IN RETROSPECT)	Granted 19/09/2009
P/2007/0991	RELAXATION OF CONDITION NUMBER 3 OF PLANNING PERMISSION CODE NUMBER CB 2704 TO ALLOW SITING OF TEMPORARY SPECTATOR STAND (IN RETROSPECT)	Refused 02/10/2007
P/2006/0397	NEW ARTIFICIAL FOOTBALL PITCH WITH NEW FLOODLIGHTS OVER EXISTING SMALLER PITCH	Granted 08/04/2016
P/2003/1001	VARIATION OF CONDITION NO.4 IMPOSED UNDER PLANNING PERMISSION CB01223 TO ALLOW FLOODLIGHITNG TO BE USED UNTIL 2100HRS.	Granted 09/10/2003
P/2003/1000	INSTALLATION OF PERMANENT FLOODLIGHTING - 4 NO. 10M HIGH COLUMNS EACH FITTED WITH 2KW METAL HALIDE LAMPS	Refused 16/10/2003
CB02707	ERECTION OF 3 NO. 6M HIGH FLOODLIGHTS TO ILLUMINATE GOAL SKILLS AREA (IN RETROSPECT).	Refused 11/01/1999
CB02704	AMENDMENT TO CONDITION 10 IMPOSED UNDER PLANNING CODE NO. 6/21663 TO ALLOW SPECTATOR/COMPETITIVE MATCHES.	Refused and allowed on appeal 02/07/1999
CB2362	REMOVAL OF CONDITION 10 IMPOSED UNDER PLANNING PEMRISSION 6/21663 TO ALLOW SPECTATOR/COMPETITIVE MATCHES ON THE SITE.	Refused 12/09/1998
CB01223	ERECTION OF FLOODLIGHTS TO SYNTHETIC SURFACE PITCH (AMENDMENT TO PREVIOUSLY GRANTED PLANNING APPLICATION)	Granted 07/07/1997

3.0 Site and Context Analysis

Surrounding Land and Building Use

Colliers Park

Within the Colliers Park training ground, the Site is surrounded by a number of complementary facilities and land uses which enhance the Site's overall offer as a football training facility. Whilst not all the facilities on Site are currently used by the WAFC, Colliers Park benefits from the National Football Centre, Kit and Equipment storage areas, secure cycle parking and car and coach parking. In terms of training facilities, the Collier Park development provides a total of three pitches, comprising one 3G synthetic turf pitch and two natural turf pitches with additional off-pitch training area, and conditioning ramp.

Agricultural land bounds the northern and western sides of Colliers Park which separates the facility from the A483 and residential properties of Pont-Y-Capel Lane to the north. Chester Road further separates the Site from surrounding residential development.



Source: IS-Group Signage



3.0 Site and Context Analysis

Surrounding Land and Building Use

A number of uses are found within the surrounding are, which include:

The Beeches and Premier Inn

The Beeches Restaurant and Premier Inn Hotel share the southern boundary of Colliers Park, however benefit from their own separate access point off Chester Road (B5445).

Ashgrove Care Home

Southeast of the Site lies the Ashgrove Care Home complex. The 50-bed Care Home provides residential care specialist dementia support and respite breaks. The Care Home also benefits from its own access from the eastern side of Chester Road (B5445).

Gladwyn Lodge, Chester Road

Gladywn Lodge is the closest residential property to the Site and is located directly north of the Ashgrove Care Home.

Pikey Lane

A number of two storey detached residential properties located to the northeast of the Site and are predominantly accessed off Pikey Lane with Noarlunga in closest proximity to the Site and backing on to Chester Road (B5445).



3.0 Site and Context Analysis

Landscape and Topography

The existing landscape and topography of the Site is dominated by its current use as part of the Colliers Park training ground. The Site comprises a flat parcel of land made up of a mixture of predominantly made ground finished in tarmac with small areas of grassland.

Ecology

The Site is considered to be of little ecological value given its current land use, which is well maintained and predominantly comprises a sealed surface and therefore of limited potential for biodiversity establishment. The immediate environment of the site is urban in nature given its previous development and current use.

The Site is also subject to the prevailing ecological conditions of the wider training ground facilities in terms of lighting, and ground maintenance.

There are no designated ecological features on Site or within the immediate surroundings. The nearest Site of Special Scientific Interest (SSSI) is Vicarage Moss, over 1.2km the east of the Site and is situated to the south of Vicarage Lane.

Ground Conditions

Ground investigations of the Site confirmed the ground conditions to comprise made ground topsoil; Tarmacadam hardstanding; made ground comprised predominantly of sand and gravel; and re-worked made ground.

Soil sampling undertaken indicated the made ground is primarily granular and varies between a silty sandy gravel and a silty very sandy gravel.



3.0 Site and Context Analysis

Movement

Transport

The Site is highly accessible by various modes of transport, with good connectivity with the surrounding highway network from the A483 Gresford Interchange on to Chester Road (B5445).

The existing access into Colliers Park off Chester Road is located to the northeast of the Site and directs traffic into Colliers Park towards the National Development Centre and car park which surrounds the Site.

Pedestrian access into the Site is available via the footpath connections along Chester Road and pedestrian gate by the nearest bus stop on the western side of Chester Road.

Parking

The FAW site provides car and cycle parking on Site. In total 89 car parking spaces are provided on site, which includes five disabled spaces.

Secure cycle parking facilities are provided within the FAW site.

Public Transport

The closest bus stop is situated directly outside of the Colliers Park for the 'Gresford Beeches Hotel' on Chester Road and is served by Arriva Bus service number 1 .

Utilities and Infrastructure

Due to the existing FAW facilities and development at Colliers Park, the Site benefits from the necessary utilities and infrastructure in terms of power, water, and drainage.