25 June 2026

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Dear Sir/Madam,

APPLICATION TO DISCHARGE CONDITIONS 6 (VERIFICATION REPORT) AND 7 (LAND CONTAMINATION)

RELATING TO PLANNING PERMISSION REF: P/2025/0090 (KOP STAND DEVELOPMENT)

WREXHAM ASSOCIATION FOOTBALL CLUB

STŌK CAE RAS, MOLD ROAD, WREXHAM, LL11 2AH

On behalf of Wrexham Association Football Club Limited ("Wrexham AFC"), Savills is instructed to submit an application seeking to partial discharge for Conditions 6 (Verification Report) and full discharge for Condition 7 (Land Contamination) attached to the Section 73 Planning Permission (ref. **P/2025/0090**), approved on 03 March 2025 in respect of the Kop Stand development at the STōK Cae Ras, Mold Road, Wrexham, LL11 2AH ("the Site").

Background

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

"Kop Development For 5,500 Spectator Seats, Inclusive Of A 500 Capacity Hospitality Area, With A 600 Capacity Non-Match Day Exhibition Space, New Public Realm And Associated Works"

This Planning Permission has been subject to a number of amendments under Section 73 of the Town and Country Planning Act 1990. A subsequent Planning Permission was later issued in January 2024 to amend the above planning application (ref. P/2023/0776) in relation to the Kop Stand capacity and hospitality/conference spaces. In March 2025, Planning Permission was issued to deliver a refreshed approach to the Kop Stand under a Section 73 planning application (ref. P/2025/0090) to allow for design changes to be made.

A total of 16 conditions are attached to the latest Section 73 Approval (**ref. P/2025/0090**). This application seeks a partial discharge for Conditions 6 and full discharge to Condition 7 only.

Condition 6 (Verification Plan)

Condition 6 reads:

"6. Prior to the first use of the development a verification report demonstrating completion of works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved in writing by the Local Planning Authority. The report shall include results of sampling and monitoring carried out in accordance with the approved verification plan to demonstrate that the site remediation criteria have been met. It shall also include a long-term monitoring and maintenance plan for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action, as identified in the verification plan. The long-term monitoring and maintenance plan shall be carried out in accordance with the approved details."

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Following conclusion of major foundation works at the Site, the enclosed Verification Report is submitted to satisfy the requirements of Conditions 6 to demonstrate the completion of works set out in the approved remediation strategy. Chapter 5 of the submitted report confirms the Verification Plan has been successfully delivered with respect to the enabling earthworks/groundworks associated with the Kop Stand. The evidence to support this is described in Chapter 6 and included as a series of Appendices to the enclosed report. To monitor compliance with the Verification Plan, periodic independent inspections were undertaken by Buro Happold (supported by McLaren).

Further details regarding Part B (Landscaping) of the Condition 6 will be provided following practical completion and will address the landscaping works and soil certificates on the completion of the placement of imported topsoil / subsoil within soft landscaped areas or planters.

Condition 7 (Land Contamination)

Condition 7 reads:

"7. Prior to the occupation or operation of the development, a longterm monitoring plan for land contamination shall be submitted and approved in writing by the Local Planning Authority. The long-term monitoring plan should include:

- *Details of the methods and triggers for action to be undertaken;*
- *Timescales for the long-term monitoring and curtailment mechanisms e.g. a scheme of monitoring for 3 years unless the monitoring reports indicate that subsequent monitoring is not required;*
- *Timescales for submission of monitoring reports to the LPA e.g., annually; and*
- *Details of any necessary contingency and remedial actions and timescales for actions*
- *Details confirming that the contingency and remedial actions have been carried out.*

The monitoring plan shall be carried out in accordance with the approved details, within the agreed timescales."

Following the conclusions of Verification Report – Part A, submitted with this application, it is considered the Monitoring Plan listed in Condition 7 is no longer required. No contamination was found during the main construction works and therefore no remediation or ongoing monitoring is required. The enclosed Report is therefore submitted in regard to Condition 7 to confirm the need for a long-term monitoring plan is no longer required.

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

- Application Form;
- Covering Letter (this document);
- Site Location Plan (Drwg. No. WRX-POP-ZZZ-ZZZ-DR-AR-021001 Rev P01);
- Verification Report (Part A – Groundworks) (Ref. WRX-BHX-KOP-ZZZ-RO-GE-000301 Rev P02) (Dated 16/06/2026) prepared by Buro Happold;

The planning application fee of £242.00 (+£91 Service Charge) has been paid directly via the portal. Should you require any further information on the application, please do not hesitate to contact me, otherwise I look forward to confirmation that the application has been received at the earliest opportunity.

Yours sincerely

[redacted]

Annabelle Miller MRTPI

Senior Planner