In pursuance of its powers under the Acts an Orders referred to below, the County Borough Council as Local Planning Authority, hereby determines your application in accordance with the particulars and plans comprising the application

wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

Applicant WREXHAM ASSOCIATION FOOTBALL CLUB

Agent Mr Chris Potts
Savills, 2 Kingsway,
Cardiff, CF10 3FD

Reference P/2025/0832

Date Received 30/10/2025

Decision Date 18/06/2026

Town and Country Planning Act, 1990

Location of Application

DARLAND SCHOOL AND SPORTS CENTRE, CHESTER ROAD, ROSSETT, WREXHAM, LL12 0DL

Description of Application

GWEITHREDIADAU PEIRIANNEG I OSOD SYSTEM DDRAENIO NEWYDD A GOSOD CYNWYSYDDION LLONGAU A GWAITH TIRLUNIO

ENGINEERING OPERATIONS TO INSTALL NEW DRAINAGE SYSTEM AND THE SITING OF SHIPPING CONTAINERS AND LANDSCAPING WORKS

In reaching this decision the Council has had regard to the following relevant policies: -

Development Plan Policies:

CLF 4 - Playing Fields, Children's Play Areas and Open Space
CLF 7- Informal Recreation
EC 1 - Green Barriers
EC13 - Surface Water Run-off
EC14 - Protection of Controlled Waters
EC 4 - Hedgerows, Trees and Woodland
EC6 - Biodiversity Conservation
GDP 1- Development Objectives
PS1 - Broad Location of Development
PS 11 - Biodiversity
PS2 - Broad Location of Development
PS8 - Transport
T8 - Parking

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Revision	Date	Description of Decision
0	18/06/2026	Planning permission issued
1	20/08/2026	P/2026/0481 Condition 5 discharged

Particulars of decision : GRANTED subject to the following:-

Condition(s)

1. The development hereby permitted shall be commenced before the expiry of five years from the date of this permission.

2. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s):
• Location Plan, Site Maintenance and Irrigation Compound WRX-MLD-XX-XX-DR-L-1110 P03;
• Phase 2 Works General Arrangement WRX-MLD-XX-XX-DR-L-1105 P14;
• Section / Elevation WRX-MLD-XX-XX-DR-L-1111 P03;
• Phase 2 Works Landscaping WRX-MLD-XX-XX-DR-L-1112 P03
• Traffic Management Plan - 16511 Darland Academy pages 8/9 of 37;
• Design and Access Statement Date : 22nd October 2025 Revision : P03 Doc. Ref. : WRX-MLD-XX-XX-RP-L-9010;
• Drainage Strategy WRX-BHE-DAR-ZZ-RP-C-00001 0065004 23 October 2025 Revision P02;
• Preliminary Ecological Appraisal dated October 2025;
• Arboriculture Impact Assessment And Method Statement dated December 2025 and
• Green Infrastructure Statement Date : 22nd October 2025 Revision : P03 Doc. Ref. : WRX-MLD-XX-XX-RP-L-9011.

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3. Within three months of commencement of the development hereby permitted, a scheme of landscaping and net benefit to biodiversity, to include a timescale for implementation, shall be submitted for the written approval of the Local Planning Authority. The scheme shall thereafter be implemented in accordance with the approved details. Any soft landscaping that is thereafter removed or being severely damaged or becoming diseased shall be replaced by soft landscaping of the same species as that originally planted within the next available planting or seeding season.

4. No surface water and/or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

5. No development shall commence until a scheme of Reasonable Avoidance Measures (RAMs) for Great Crested Newts has been submitted to and approved in writing by the Local Planning Authority. Development shall thereafter be carried out in accordance with the approved RAMs scheme.

Condition 5 Discharged (P/2026/0481) – 20/08/2026

6. Prior to the first beneficial use of the development, a Traffic and Access Management Plan (TAMP) in respect of the Gamford Lane access shall be submitted to and approved in writing by the local planning department. The TAMP shall include:

- Details of the maximum size of vehicle permitted to use this access
- Frequency of use of the access
- Restriction on general parking / use of this access
- A management plan to include details of how visitors associated with the facility will be discouraged from parking on the public highway

All access vehicular access to the development shall thereafter be accordance with the approved Traffic and Access Management Plan.

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7. Within three months of commencement of development, a scheme shall be submitted that provides the following details:
   i. Screening for the proposed container storage and relocated containers show on drawing no. WRX-MLD-XX-XX-DR-L-1105 P14; and
   ii. The colour that the containers will be painted; and
   iii. A timetable for the implementation of items i. and ii. Above.

   The scheme shall be implemented in accordance with the approved details. The screening shall be retained for the lifetime of the development. If any part of the screening comprises of soft landscaping measures, any soft landscaping that is thereafter removed or being severely damaged or becoming diseased shall be replaced by soft landscaping of the same species as that originally planted within the next available planting or seeding season. Any containers sited on the land shall be painted and maintained in accordance with the approved colour details.

Reason(s)

1. To comply with Section 91(3) of the Town and Country Planning Act, 1990.

2. To comply with Section 71ZA(2) of the Town and Country Planning Act, 1990.

3. To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and to secure a net benefit to biodiversity in accordance with policies GDP1, PS11 and EC6 of the Wrexham Unitary Development Plan and paragraph 6.4.5 of Planning Policy Wales.

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4. To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no pollution of or detriment to the environment in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

5. In order to protect wildlife interests in accordance with Policies GDP1, PS11, EC4, EC5 and EC6 of the Wrexham Unitary Development Plan.

6. In the interests of highway safety in accordance with Policy GDP1 of the Wrexham Unitary Development Plan.

7. To protect the visual amenities of the area in accordance with policy GDP1 of the Wrexham Unitary Development Plan.

Note(s) to applicant

Following the commencement of Schedule 3 of the Flood and Water Management Act, the works as proposed are required to obtain approval from the SuDS Approving Body (SAB) prior to commencement of those construction works. Further details of the SAB, the new national standards, the pre-application advice service and the application for approval process can be found on the Wrexham CBC's SAB webpage: https://www.wrexham.gov.uk/english/planning_portal/sab/sab.htm or by contacting the SAB Team directly at SAB@wrexham.gov.uk

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

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The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

Burning of waste generated from construction activities is not considered to be an appropriate method of disposal and action may be taken as follows:
- Under the Environmental Protection Act 1990 anyone found disposing of construction site waste by burning is likely to be in breach of their duty of care with regard to waste disposal;
- Under the same Act an abatement notice may be served where smoke is judged to be causing a nuisance to neighbouring properties. Failure to comply with the requirements of the notice can result in prosecution;
- Under the Clean Air Act 1993 it is an offence for a commercial activity to burn anything that gives rise to dark smoke.

To prevent offences under the above named Acts there should be no bonfires on the site, to include the prohibition of the burning of cleared vegetation. The applicant should contact the Council's Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

Ian Jones
Prif Swyddog Dros Dro Yr Economi a Chynllunio
Interim Chief Officer Economy and Planning

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Refer to Statement of Applicant's Rights and General Information on our planning web site at:-
Planning and building control | Wrexham County Borough Council