Report of the Chief Officer Economy and Planning

Application Reference
P/2026/0364

Applicant
Wrexham Association Football Club Limited

Agent
Mr Chris Potts

Site Address
COLLIERS PARK WREXHAM AFC TRAINING GROUND, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PW

Description of Development
CODI ADEILAD I'W DDEFNYDDIO FEL PAFILIWN HYFFORDDI CHWARAEON (D2 - CYNNULL A HAMDDEN) / ERECTION OF BUILDING FOR USE AS SPORTS TRAINING PAVILION (D2 - ASSEMBLY LEISURE)

Ward
Gresford East and West/Dwyrain a Gorllewin Gresffordd

Community
Gresford/Gresffordd

Recommendation
That the Chief Officer Economy and Planning be given delegated authority to grant planning permission subject to NRW and the Highway Officer confirming that the additional information submitted addresses their outstanding concerns.

Officer Report

Site Description
The application site is located at Colliers Park training ground on Chester Road, Gresford, Wrexham. Colliers Park is located to the southwest of Gresford. 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.

The site comprises a small area of land currently used for the storage of equipment and overflow parking. The site measures approximately 0.29ha in size and is located centrally within Colliers Park.

Report of the Chief Officer Economy and Planning



Proposal

The application seeks consent for the construction of a new Sports Training Pavilion with supporting infrastructure and associated works. The development is near completion and is therefore partly retrospective.

Reason for Committee Determination

Major development
Community Council objection

Site History

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 TO ALLOW OVERCLADDING AND RENDER OF EXISTING BUILDING ELEVATION - Granted 07/05/2019

P/2019/0268 DISPLAY OF SIGNAGE -Granted 05/07/2019

Report of the Chief Officer Economy and Planning

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 (DI) INCLUDING REPLACEMENT PITCHES AND FLOODLIGHTING AND ASSOCIATED EXTERNAL WORKS, EXTERNAL STORE AND CONTAINERS AND ACCESS ARRANGEMENTS -Granted 14/05/2018

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

Development Plan

The site is located outside any defined settlement limit and within an area defined as Green Barrier. Policies PS1, PS2, PS3, PS11, PS12, CLF4, GDP1, EC1, EC4, EC13 and T8 are relevant. Guidance is contained in Local Planning Guidance Notes 16 – Parking Standards and 17 – Trees and Development.

Relevant National Policy

Planning policy guidance is issued by the Welsh Government in Future Wales, The National Plan 20-40, Planning Policy Wales (Ed 12) (PPW), and associated Technical Advice Notes (TAN) 5 – Nature Conservation and Planning, 12 – Design and 18 – Transport.

Consultation Responses

Community Council:

The Council is disappointed to note that that this consultation was not received until the work is almost complete. The Council is concerned as to whether the reduction in parking allows sufficient remaining parking at the location.

Local Member:

Consulted. No response received.

Natural Resources Wales:

NRW raises no objection in principle to the development but seeks further information regarding the proposed foul drainage arrangements. NRW advises that, in accordance with Planning Policy Wales and Circular 008/2018, the applicant must demonstrate through further supporting evidence, including cost and feasibility information, why connection to the public foul sewer is not reasonably achievable before a private drainage solution can be accepted. NRW also advises that additional information is required to demonstrate that the proposed package treatment plant and discharge to ground would not result in additional phosphorus entering the River Dee and Bala Lake SAC. In particular, clarification is sought regarding nutrient loading, the treatment system's effectiveness, land suitability for discharge, and the final discharge destination. Subject to satisfactory resolution of these matters, NRW advises that a private drainage solution may be considered acceptable. In addition, NRW recommends

that the Council consider the need for protected species surveys and advises that any contamination issues should be addressed in accordance with national guidance.

Dwr Cymru/Welsh Water:
As the proposal intends to utilise an alternative to mains drainage for foul water, have no comments to make on the proposal.

Highway Officer:
No objection in principle. Raises queries in relation to existing and proposed traffic generation and parking arrangements. Response awaited to additional information submitted August 17th.

Contaminated Land Officer:
Raise no objection. Based on the information that the Council holds regarding the landfills and the site investigation undertaken, including the chemical analysis results and the exploratory borehole logs, are in agreement that no remedial works are required, with the exception of radon gas protection measures, which is covered by building regulations.

Public Protection Officer:
Raise no objections and recommend the inclusion of standard advisory notes in relation to construction noise and dust management, the burning of waste and external illumination.

Flood & Water Management Officer:
No objection and has no comments to make.

Publicity Undertaken:
Press Notice
Site Notice
Notification Letters

Responses to Publicity:
4 representations received from 1 member of public.
Objects to the development on the following grounds:

- Increase in surface water flooding
- Design of building being inappropriate for area
- Impact on residential amenity - overlooking

Principle of Development

The site is located outside any defined settlement limit within an area of Green Barrier. Wrexham UDP and Welsh Government PPW policy is explicit on what type of development is deemed to be acceptable on land with such a designation. Green Barriers are designated to prevent the coalescence of urban areas and villages with other settlements, to assist in safeguarding the countryside from encroachment, to protect the setting of urban areas and villages and to assist in urban regeneration by encouraging the recycling of derelict and other urban land. Development proposals other than for agriculture, utility providers, cemeteries, essential facilities for outdoor sport and recreation

and other proposals which do not undermine the reason for including land with the designation are, by definition, deemed inappropriate.

The proposed development does not introduce a new use to the site. The use of the site for the purpose of a football training ground has been established for over 20 years. The main issue to consider is whether the additional built development on the site would adversely impact upon the openness of the Green Barrier or the wider amenity of the local area.

The existing complex comprises a Development Centre building, which provides the Football Association of Wales (FAW) with the facilities necessary to support its operations. These include changing rooms, player areas, activation and warm-up spaces, learning and analysis suites, coaching facilities, as well as on-site gymnasium and medical facilities. In addition to the built development, Colliers Park contains a number of playing pitches.

The proposed development does not extend beyond the existing site boundary and is located on a currently underused area of land, made up predominately of tarmac and used for storage. The major element of the scheme, being the new pavilion building, is within the confines of the existing operational area. For this reason, it is not considered that the development results in an impression of urban sprawl or risk of the coalescence of settlements, with the impact upon the openness of the Green Barrier being minimal. As such the proposal accords with UDP Policies PS2, PS3 and EC1.

UDP Policy CLF4 seeks to protect existing sports grounds, playing fields and recreational facilities from redevelopment for non-sporting uses unless specific exceptions apply. The proposed training pavilion at Colliers Park does not involve the loss of the site to a non-recreational use. Instead, it constitutes ancillary built development that supports and enhances the ongoing operation of an established sports and training facility. The proposal would facilitate the continued use and improvement of the existing football training ground and associated recreational infrastructure, thereby reinforcing the sporting function of the site. Accordingly, the development is considered to accord with the objectives of Policy CLF4.

Design

The proposed development comprises a two-storey modular sports training pavilion located within the FAW's Colliers Park training ground. The building is sited centrally within the Colliers Park complex on a pre-existing area of hardstanding previously used for storage and limited coach parking.

The development has a total Gross External Area (GEA) of 1,214 square metres, comprising 676 square metres at ground floor level and 538 square metres at first-floor level. The building is approximately 18 metres by 37 metres at ground-floor level and 14 metres by 37 metres at first-floor level. The pavilion incorporates a shallow mono-pitched roof designed to accommodate photovoltaic (PV) panels for on-site renewable energy generation. The maximum height of the building is approximately 7.7 metres, with the projecting single-storey element on the south-western elevation measuring approximately 3.85

metres in height. External finishes will comprise cladding in a white, grey and red colour. Windows and doors will be anthracite grey uPVC. The main access to the building will be provided from the eastern elevation,

Policy GDP1 of the Wrexham Unitary Development Plan seeks to ensure that development is appropriately designed and located, respects the character and appearance of the area, safeguards amenity, provides satisfactory access and parking arrangements, and does not give rise to unacceptable environmental impacts. The policy is also concerned with matters of design quality, landscaping, accessibility and the efficient use of land.

Being located within the established FAW Colliers Park training complex, the development represents a logical extension of an established sporting facility and does not result in the encroachment of development into the open countryside. The scale, massing and design of the building are considered appropriate when considered in the context of the wider training ground, where substantial built development and associated sports infrastructure already exist. The use of contemporary materials will ensure the building integrates satisfactorily with the existing complex.

Having regard to the above, it is considered that the proposed development complies with the requirements of Policy GDP1 of the UDP.

Impact on Neighbouring Amenity

The development has not resulted in any unacceptable overlooking, loss of privacy, overshadowing, or overbearing effects, owing to its siting within the centre of the wider site and the substantial separation distances to nearby residential properties. The nearest residential dwelling is located approximately 82m south of the site boundary. There is also a dwelling to the northeast which lies approximately 96m from the site boundary. Furthermore, existing mature landscaping provides effective screening and further reduces the visibility of the development from surrounding residential areas. It is therefore considered that the development does adversely affect neighbouring residential amenity and accords with the requirements of Policy GDP1(f) of the Wrexham Unitary Development Plan.

Highway Considerations

The development utilises the existing vehicular and pedestrian access arrangements serving Colliers Park and when operational, will not result in any significant increase in traffic movements, given that the facilities support the established operations of Wrexham AFC. The consolidation of training and support facilities on a single site may also reduce the need for trips between separate locations. The site continues to benefit from suitable pedestrian access and accessibility to public transport, and no highway safety concerns have been identified. Accordingly, the development is considered to accord with Policies GDP1(d), GDP1(e) and T9 of the UDP.

With regard to parking provision, evidence from the existing operation demonstrates that parking demand can be accommodated within the site and has not resulted in overspill parking on the surrounding highway network. Whilst

the extension to the groundskeeper compound has resulted in the loss of six parking spaces, this can be offset through the reconfiguration and management of the existing overspill parking area. Furthermore, provision can be made for coach parking within the site when required. Subject to the submission and approval of a Car Park Management Plan, which can be secured via condition, and the Highway Officer raising no objection, the development is not considered to give rise to unacceptable highway safety impacts and is therefore compliant with UDP Policy T8.

Natural Environment

The application is not accompanied by an Ecological appraisal of the site however the submitted Green Infrastructure Statement (GIS) identifies that the development site comprises sealed surfaces with areas of grassland which is considered to be of limited ecological value.

In respect of ecology, NRW note the presence of records for Great Crested Newts and bats within the wider area. Whilst records of Great Crested Newts exist within the wider locality, the site itself comprises an established sports facility and the development is now substantially complete. In the absence of evidence demonstrating harm to protected species, it is not considered reasonable to require further ecological surveys retrospectively. A condition requiring bat-friendly lighting is, however, recommended to ensure the development delivers appropriate biodiversity safeguards and enhancements. Subject to the imposition of the condition, the proposal is broadly in accordance with UDP policy EC6.

The GIS concludes that there is no requirement to mitigate or compensate for any loss of biodiversity, as there will be no impact on it created by the proposals. Notwithstanding this, the applicant is open to installing bat and bird boxes. This can be secured through a planning condition ensuring that a net benefit in biodiversity is achieved, in accordance with para 6.4.5 Planning Policy Wales 12.

Flood Risk

The site lies outside areas identified as being at risk of flooding from rivers, tidal sources, surface water or ordinary watercourses. The submitted Flood Consequence Assessment and Drainage Strategy, together with supporting drainage information, demonstrates that the proposed development will not increase flood risk on or off the site and is therefore compliant with Policy GDP1 of the UDP.

Drainage

The surface water drainage arrangements for the site will need approval separately from the Council as Sustainable Drainage Systems Approval Body (SAB). This is a statutory requirement. There is no requirement for SAB approval be obtained before planning permission can be granted. The need to obtain SAB approval means that there are adequate controls in place to ensure surface water is properly managed.

The application is accompanied by a Drainage Strategy which incorporates Sustainable Drainage Systems (SuDS) to manage surface water through appropriate attenuation and controlled discharge. Ground investigations and percolation testing indicate that infiltration drainage via soakaways is feasible. Surface water attenuation is proposed through underground attenuation crates providing a minimum storage volume of 62.7m³, designed to accommodate the 1 in 100-year storm event plus a 40% allowance for climate change. Subject to implementation of the submitted drainage scheme, the development would not give rise to unacceptable surface water runoff impacts and is considered compliant with UDP Policy EC13.

Having regard to the drainage hierarchy set out in Welsh Government Circular 008/2018, the application sets out that connection to the public foul sewer is not a feasible option. Welsh Water asset plans indicate that the nearest public foul sewer is located at a significant distance from the site. Connection via the existing drainage infrastructure within the Premier Inn grounds, situated to the south-west of the site adjacent to the existing Colliers Park FAW building, is not considered practical as it would require works across third-party land and result in disruption to an existing car park. In addition, the connection route is constrained by established hedgerows and trees. It is also noted that the existing Colliers Park facility is served by a private drainage system. Having regard to this, it is considered that sufficient justification has been provided to discount a connection to the public sewer in this instance.

Foul drainage is proposed via a Tricel sewage treatment plant connecting to the existing drainage infrastructure on site. The submitted Drainage Strategy confirms that the foul drainage design has been informed by site-specific ground investigations and coordinated with the proposed foundations and surface water drainage network. The scheme also includes the relocation of an existing light column to facilitate the proposed foul drainage infrastructure.

In accordance with NRW's advice for proposed developments within river Special Areas of Conservation, the proposed development has been assessed to determine whether it is likely to have a significant effect on the River Dee and Bala Lake SAC. The submitted information confirms that the proposal would not result in an increase in player or staff numbers, nor would it intensify the scale or frequency of training activities beyond those already established across the club's existing sites. Rather, the development would consolidate existing operations at a single location. Whilst additional changing and welfare facilities are proposed on site, these would replace equivalent facilities currently utilised at STōK Cae Ras and would not generate additional demand. Accordingly, the proposal is not expected to result in any net increase in phosphorous entering the SAC catchment. The development would not therefore have a significant effect on the River Dee and Bala Lake SAC and complies with UDP policy EC6.

NRW have been requested to review and reconsider their assessment, and their revised comments will be taken into account before the application is determined.

Conclusion

The sports training pavilion represents a logical extension and enhancement of the established Colliers Park training facility and supports the continued operation and development of the wider sports complex. Based on the information submitted to date, the development is considered acceptable in principle and has not resulted in any unacceptable impacts on visual amenity, residential amenity, ecology, or the wider environment. Notwithstanding this, there are outstanding consultation responses from Natural Resources Wales in respect of foul drainage and potential nutrient impacts on the River Dee and Bala Lake SAC and the Highway Officer in respect of highway and parking matters. Subject to these consultees confirming that the submitted information satisfactorily addresses their concerns, the development is considered to comply with the relevant Wrexham Unitary Development Plan policies as well as relevant national planning policy and guidance.

Condition(s)

1. The development shall only be carried out in strict accordance with the details shown on the following plan(s) and document(s)
    - Site Location Plan
    - Existing Site Plan (Modulek) – Drawing No. **3287-MDK-XX-XX-DR-Y-01 Rev P01**
    - Proposed Site Plan (Modulek) – Drawing No. **3287-MDK-XX-XX-DR-Y-02 Rev P06**
    - General Arrangement Plans (Modulek) – Drawing No. **3287-MDK-XX-XX-DR-Y-10 Rev P02**
    - Proposed Roof Plan (Modulek) – Drawing No. **3287-MDK-XX-XX-DR-Y-11 Rev P01**
    - Proposed Elevations (Modulek) – Drawing No. **3287-MDK-XX-XX-DR-Y-50 Rev P02**
    - Gas Protection System (Juta) – Drawing No. **GPD-PSD_391.001**
    - Foul and Surface Water Drainage Layout (AVIE Consulting Ltd) – Drawing No. **P4920-01 Rev C**
    - Standard Drainage Details – Drawing No. **P4920-02-01**
    - Attenuation Tank Details – Drawing No. **P4920-02-02**
    - Sewage Treatment Plant Details – Drawing No. **P4920-02-03**
    - Exploration Hole Plan (Brownfield Solutions Ltd) – Drawing No. **C6579/02**
    - Planning, Design and Access Statement
    - Pre-Application Consultation Report
    - Green Infrastructure Statement
    - Phosphorus Statement
    - External Lighting Details
    - Flood Consequence Assessment and Drainage Strategy
    - Outline Foul Calculations
    - Geotechnical Letter Report
    - Phase II Ground Investigation Report
    - Borehole Log

2. No part of the development shall commence until a plan to provide net benefit for biodiversity (NBB) i.e. a better outcome than if the site was left undeveloped has been submitted to, and approved in writing by, the Local Planning Authority. The measures shall be implemented in full, prior to first occupation / use of the development, and thereafter maintained for the lifetime of the development.

3. No external illumination within the site shall take place before a scheme of bat friendly lighting has been submitted to and agreed in writing by the Local Planning Authority. The lighting scheme shall be installed and operated in accordance with the approved details. No other lighting shall be used on any external part of the development.

Reason(s)

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

2. To ensure the development delivers net benefit to biodiversity in accordance with paragraph 6.4.5 of Planning Policy Wales 12.

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

Notes

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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.

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.

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. 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.