20 August 2026

Mr Matthew Phillips
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Dear Mr Phillips,

CHANGE OF USE APPLICATION TO EXTEND THE PUBLIC REALM AREA FOR THE NEW KOP STAND DEVELOPMENT

WREXHAM ASSOCIATION FOOTBALL CLUB, CAE RAS, MOLD ROAD, WREXHAM, LL11 2AH

On behalf of our client, Wrexham Association Football Club Limited ("Wrexham AFC"), Savills is instructed to submit an application to Wrexham County Borough Council ("WCBC") to, in summary, expand the area of public realm around the Kop Stand.

Kop Stand - Existing Planning Approval

Planning Permission (P/2022/0725) was initially granted in January 2023 for the replacement of the derelict Kop Stand. The description of development is:

> ***'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'.***

The Planning Permission initially had restrictions on aspects of use which arose from a moratorium on development matters at the time in the County based on phosphates issues. This meant that the capacity for the Kop Stand was limited to 4,900 spectators and that the hospitality and conference areas could only be used on certain days.

In January 2024, an amendment to the Planning Permission was approved under Section 73, which allowed the full 5,500 capacity to be used, and removed the restrictions on when the hospitality and conference spaces could be used. This resulted in a revised Planning Permission (P/2023/0776).

In March 2025, a further amendment to the Planning Permission was approved under Section 73. This amendment allowed for design changes to the external and internal appearance of the Kop Stand. The 5,500 capacity remains the same. This resulted in a revised Planning Permission (P/2025/0090).

Revised Kop Stand – A Review

The vision for the original approved scheme began when Wrexham AFC was competing in the National League. Wrexham AFC has achieved great success on the pitch with back-to-back promotions in 2023 and 2024 along with very significant profile nationally and internationally off-the-pitch through the award-winning "*Welcome to Wrexham*" documentary series. The promotions meant it was timely for the Owners to review the approach to the Kop Stand to ensure that the development would immediately increase capacity to meet current demand and enhance the viewing experience of fans but didn't stifle any future increase in capacity and / or improvement to the Cae Ras.

Offices and associates throughout the Americas, Europe, Asia Pacific, Africa and the Middle East..

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Two months after the granting of the Section 73 approval in March 2025, Wrexham AFC secured a further promotion in May 2025 to reach the Championship. A subsequent planning application has been submitted to increase the capacity of the new Kop Stand from 5,500 up to 7,750 (P/2025/0090).

Change of Use Proposal

As a result of the increased capacity of the Kop Stand and the continued promotion through the leagues Wrexham AFC has recognised that the area of "public realm" would benefit from being expanded. As such, discussions have progressed with the Welsh Ministers and Wrexham University to secure additional land along Crispin Lane either side of the existing red line for the Kop Stand development. Figure 1 below shows the two additional pieces of land outlined in red.



Figure 1 Site Location Plan - Additional public realm land outlined in red

The Cae Ras is an important part of the Wrexham Gateway initiative to transform this important transport hub in the City. The Kop Stand represents the first major initiative that will be delivered and including additional land in the emerging public realm proposals will positively impact on the placemaking of the area as a whole.

The proposed change of use will ensure a well-defined, welcoming, safe and inclusive public realm is provided in conjunction with the new Kop Stand development that is well-integrated with its surroundings. The additional land will ensure a more cohesive and comprehensive public realm can be delivered that provides an enhanced experienced for all people visiting the Kop Stand and wider Gateway area.

The planning mechanics

The existing approved Kop Stand development (P/2025/0090) has a condition (12) requiring the submission of a detailed public realm proposal within the red line boundary. This attached planning application seeks the change of use of the two areas of land highlighted in Figure 1 above to become public realm associated with the Kop Stand development. These additional areas will then be included in the public realm details that will be submitted and approved by WCBC under condition 12 of the recent permission for the newly design Kop Stand (P/2025/0090). This application seeks the change of use only and the full details of the public realm proposals will be included within the discharge of condition application.

This application comprises the following documents:

- Completed application forms and notices;
- Site Location Plan (Titled 'Wrexham AFC - Kop Stand Public Realm Site Location Plan (Rev 1)); and
- This covering letter.

Conclusions and Summary

This application is supported by a plan to show the areas of land in question and this covering letter.

The Kop Stand will have a transformational effect on Wrexham AFC, the Wrexham Gateway and the City, and will allow the Cae Ras to accommodate future international fixtures and the public realm strategy will be an important part of that success.

I trust the above is clear and acceptable and we look forward to working with WCBC on this exciting project for Wrexham. If there is anything I can do you assist with validation and determination, then please do not hesitate to contact me.

Yours sincerely,



Chris Potts
Director – Planning
Sport & Major Leisure