WREXHAM COUNTY BOROUGH COUNCIL
PLANNING COMMITTEE MEETING OF 7 September 2026

REPORT OF THE CHIEF OFFICER ECONOMY AND PLANNING
ADDENDUM REPORT

This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

ITEM 4 – DEVELOPMENT CONTROL APPLICATIONS

Item 4a. Application no. P/2025/0573 CAR PARK, TESCO STORES LTD, CRESCENT ROAD, WREXHAM, LL13 8HF — Pages 7-23

SPEAKER – AGAINST *HAYLEY KOUMAS*

SPEAKER – FOR *MAT CARPENTER*

Item 4c. Application no. P/2026/0364 COLLIERS PARK WREXHAM AFC TRAINING GROUND, CHESTER ROAD, GRESFORD, WREXHAM, LL12 8PW — Pages 35-46

SPEAKER – AGAINST *ANDREW LEWIS*

SPEAKER – FOR *AIDEN MILLER*

ADDENDUM

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Representations
Five additional letters of objection have been received towards the application raising the following concerns:

- Traffic and safety.
- Loss of parking.
- Noise and light pollution.
- Litter and waste.
- Lack of choice referring to there being three such restaurants within the vicinity.
- Impact on health.

Observations

Representations:
Concerns relating to traffic and safety, parking, noise, number of similar takeways/restaurants and health have already been addressed in the officer report.

While concerns about litter are noted, this is a matter outside of the control of planning and is not a material planning consideration that can be taken into account in the assessment of this proposal.

With regard to light pollution, no new floodlighting is proposed as part of this application. Any illumination of signage at the site would be considered separately under the relevant signage applications.

Conditions:
Condition 4 of the officer report reads as follows:

The 3.5m high close-boarded acoustic fence along the northeastern boundary shall be installed prior to the first use of the development hereby permitted and shall thereafter be permanently retained.

In line with the mitigation measures outlined in the document 'Environmental Noise Assessment, Acoustic Associates SW Ltd, June 2025' the condition should be amended to read as follows:

The 3.5m high close-boarded acoustic fence along the southern and eastern boundaries and the 2.4m high close-boarded acoustic fence along the western boundary shall be installed prior to the first use of the development hereby permitted and shall thereafter be permanently retained.

Recommendation
Unchanged but with correction to condition 4 as outlined above.

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Consultations
Additional response received from the Council's Highway Officer, 27th August 2026.

Summary
The applicant has addressed the majority of the concerns previously raised and has demonstrated that the proposals are unlikely to result in a significant increase in site activity or vehicle movements. However, there is a lack of robust understanding of existing parking demand and utilisation at the site. A parking assessment supported by appropriate parking accumulation and utilisation survey data is therefore required to establish a baseline position and enable a full assessment of the parking implications of the proposed development. Until this information is provided, the Highway Officer is unable to conclude that the development would not result in adverse parking impacts on the adjoining highway network.

Consultations
Additional response received from Natural Resources Wales – 4th September 2026.

Summary
NRW continues to have concerns due to insufficient information on foul drainage. If the requested information is not provided, NRW advises it would object to the application.

Foul Drainage and River Dee SAC

- The site lies within the River Dee and Bala Lake SAC catchment and the Council must consider nutrient impacts under the Habitats Regulations.
- NRW accepts that the submitted information may demonstrate that connection to the mains sewer is not feasible due to cost and practicality, but advises this is ultimately for the LPA to determine in planning terms.
- However, NRW remains concerned that insufficient detail has been provided regarding the proposed private treatment system.

Further Information Required
NRW requests:

- Percolation test results demonstrating the soakaway can function satisfactorily.

- The precise location, dimensions and capacity of the soakaway to be shown on plans.
- Confirmation the system will be constructed to BS6297:2007+A1:2008.
- Confirmation of the maximum daily discharge rate.

Nutrient Neutrality

- The applicant argues there will be no net increase in nutrient loading, as staff and players will relocate existing training activities from STōK Cae Ras to Colliers Park.
- NRW acknowledges that the proposal is presented as a nutrient exchange within the same SAC catchment.
- However, NRW considers the applicant has not demonstrated how this arrangement would be secured in practice, and advises the Council to give further consideration to this matter as part of its HRA.

Observations

Comments have been forwarded to the applicant's agent to address.

Recommendation

No change.