Wrexham AFC

1st Team Training Facility, Colliers Park

Foul Drainage Response

Planning Application Ref: P/2026/0364

This Note relates to the delivery of a Training Pavilion at the Wrexham AFC facility at Colliers Park Gresford, Wrexham.

The Planning Application was considered at Planning Committee on 7th September 2026 where it was recommended for Approval subject to the provision of information to meet the latest clarifications sought from Natural Resources Wales dated 4th September 2026. In addition, the Planning Committee deferred subject to:

> ***To request the applicant to provide further consideration to a mains drainage connection or provide further evidence to demonstrate why a mains drainage connection is not feasible.***

This Note addresses all outstanding matters in terms of drainage details.

1. Background

Due to the meteoric rise of the Wrexham AFC 1st Team to Championship status between 2022 and 2025, it became clear that the existing arrangements for squad training (split between the Cae Ras Stadium and the existing FAW facility at Colliers Park near Gresford) was insufficient and unsustainable for a Club with Premier League ambitions and the need to attract and prepare players to ever-higher standards.

In Spring 2026, the Club planned and commenced work on the Training Pavilion on the existing facility at Colliers Park. As part of the due diligence process, Mott MacDonald Engineering were engaged to prepare a high-level desk study and service assessment.

In addition, information was obtained from FAW that was originally submitted by Bingham Rawlings Partnership (brp) for the original Colliers Park planning application in 2018 (application P/2018/0194, granted on 14/05/2018).

2. Foul Drainage Design

In addition to the information sought by Natural Resources Wales, the Planning Committee also sought information regarding why a private wastewater package treatment unit to soakaway system was selected over a Mains Sewer connection.

It became clear during Mott MacDonald's work and from information provided by FAW on the original Colliers Park development that connection to the Mains Sewer from the Colliers Park site is problematic given the distance away from the nearest main services (see Welsh Water existing utility information in Figure 1). Based on these current Welsh Water sewer maps, the foul sewers do not pass the development and appear to be upstream of the proposed development. Therefore, a new foul connection to existing sewers would require pumping due to the site topography. Installation of a foul pumped system is not considered economically viable due to the disproportionately high capital construction costs when compared with the limited benefits achieved. Ongoing maintenance requirements for foul pumping stations can be avoided and there comes a higher risk with potential localised flooding should the pump features fail.

Furthermore, it was identified that (for the same reason) the whole of the existing FAW facility (including buildings and pitches; a much greater area than that represented by the Wrexham AFC Pavilion) had also been developed with a private wastewater package treatment unit to soakaway.

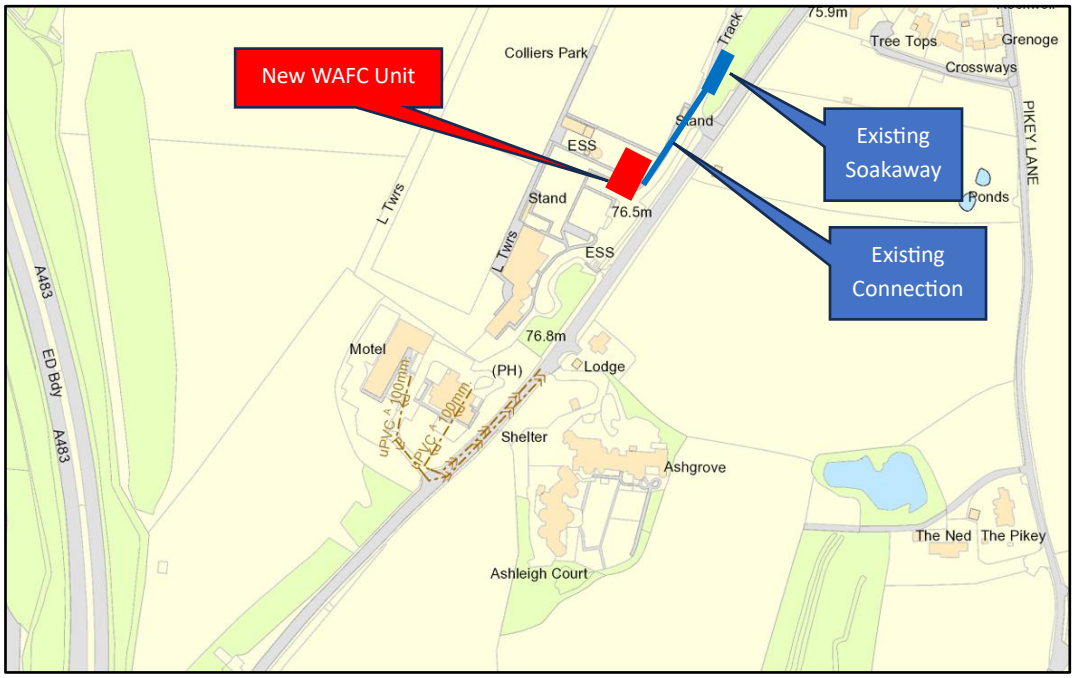


Figure 1 – Extract from Welsh Water Apparatus Plan

A formal Pre-Application Consultation (PAC) was undertaken in May 2026. PAC information contained details of the proposal to install a package private sewage treatment plant for the Training Pavilion at the site, making use of existing soakaways to accommodate the relatively low level of additional output from the Wrexham AFC development (see also Section 3(d) below) that had been installed when the FAW facility was first constructed (Figure 2a).

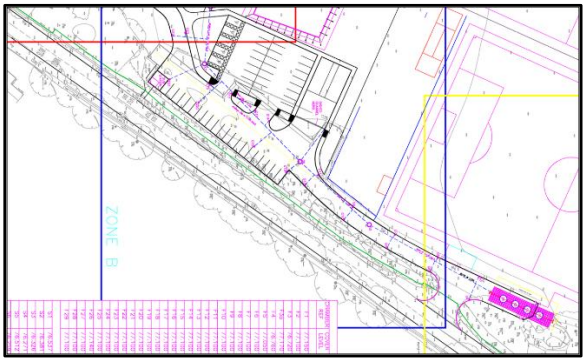


Figure 2a Original bdp Drainage Layout
Extract from bdp Dwg 3829/EW06/P
26/01/2018



Figure 2b WAFC Layout (see Appendix B)
Extract from Avie Dwg P4920-01 Rev H
April 2026

Therefore, in terms of the following key factors, the design is optimum for the circumstances, compliant with planning requirements and acceptable in planning terms in respect of this application:

1. FAW infrastructure – the existing facilities are not connected to the Mains Sewer and were approved under earlier planning permissions;
2. Efficiency – Wrexham AFC utilising existing arrangements is efficient and significantly less disruptive to FAW and highways;
3. Proximity – the infrastructure for the existing drainage is adjacent to the new structure;
4. Acceptability – NRW acknowledges that private systems are acceptable;

In addition to the above, initial comments from Natural Resources Wales (NRW) during the PAC period were responded to and formed part of the formal Planning Application itself, which was submitted in June 2026. Since then, further correspondence with NRW required clarification on certain minor foul drainage issues raised by NRW during the planning period.

NRW has engaged on the Planning Application with its most recent comments issued on 4th September 2026.

As noted above, the Planning Committee Report on 7th September sought delegated authority to the Head of Planning upon receipt of outstanding matters to address NRW's comments.

The Planning Committee resolved to defer the Planning Application for the following reason:

> *"To request the applicant to provide further consideration to a mains drainage connection or provide further evidence to demonstrate why a mains drainage connection is not feasible."*

This Note provides the responses to the outstanding NRW requests which are set out in Table 1:

Table 1 – NRW Queries on Planning Application

To summarise, we advise, that the following information in relation to the proposed system should be provided: • Percolation test results to demonstrate that the existing soakaway has appropriate infiltration rates. • Location of the soakaway shown on a drawing, including the dimensions and capacity of the soakaway. • Confirmation that the system will be built to the relevant British Standard (BS 6297:2007+A1:2008). • The maximum daily discharge rate.

3. Responses to NRW Queries

As a result of the queries shown in Table 1, the design-and-build contractor, Modulek, engaged with their technical consultants Avie Consulting Ltd to confirm the required design parameters. The responses are as follows:

a) Percolation test results to demonstrate that the existing soakaway has appropriate infiltration rates.

Two additional soakaway tests in trial pits have been undertaken adjacent to the as-built soakaway (see Figure 3).

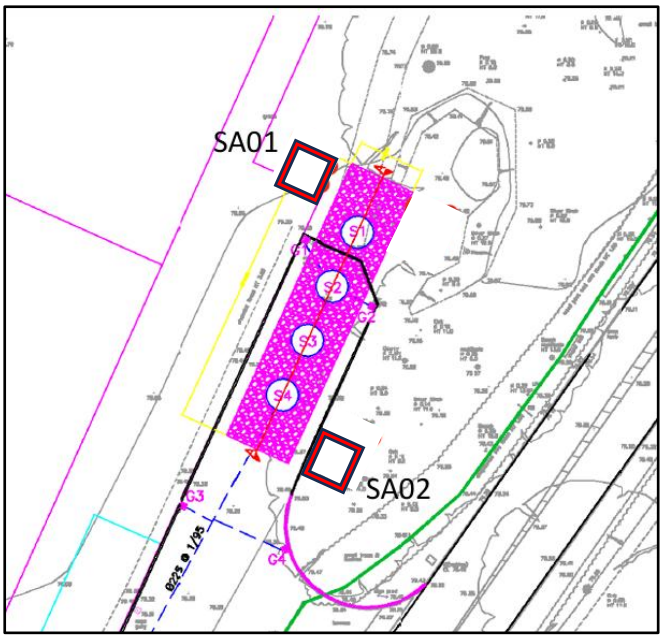


Figure 3 – Soakaway Test Pit Locations

The testing depth has been increased from tests previously carried out at Colliers Park to suit that of the as-built soakaway base invert level (IL).

The results show the lowest infiltration rate (from 6 tests) of **1.32 x 10^{-4} m/s**

This compares favourably with an average mean infiltration rate (from 8 tests) previously undertaken by bdp for the original Colliers Park development which was **1.512 x 10^{-3} m/s** and therefore confirms the suitability of the ground for the proposed drainage system.

The test results are included in Appendix A.

This addresses the NRW enquiry that the infiltration rates are appropriate.

b) Location of the soakaway shown on a drawing, including the dimensions and capacity of the soakaway.

The latest drainage layout P4920-01 Rev H incorporates the soakaway location, size and depth. A copy of the drawing is included in Appendix B.

c) Confirmation that the system will be built to the relevant British Standard (BS 6297:2007+A1:2008).

The foul drainage has been built in accordance with British Standards and constructed in accordance with local legislation considering good work practices.

Details of the system as-built are shown on Avie Drawing P4920-01 Rev H in Appendix B. Details of the Tricel Novo UK50 Gravity System and as-built photographs are included in Appendix C.

d) The Maximum Daily Discharge Rate.

The maximum daily discharge rate generated from the foul flows of the new building has been calculated to equate to **4.03m^3/day or 0.047L/s**

The additional foul flow has been introduced into the system at manhole S6. An additional flow value of 0.1L/s is included with the simulation because the Causeway Flow Model cannot introduce flows lower than this (the actual flow of the additional foul flow is much lower at 0.047L/s as stated above). The information in Appendix D shows the areas that have been included in calculations for the existing system and Avie have used this information to recreate the full drainage system with additional foul inflow.

The surface water modelling calculations associated with this conclusion and bdp's original site drainage plan are included in Appendix D.

As noted above, the appendices to this note contain the following information:

Appendix A: Infiltration Test Results

Appendix B: Avie Consulting Ltd As-Built Drainage Layout Drawing P4920-01 Rev H

Appendix C: Foul Drainage System Details

Appendix D: Site Run-Off Modelling and bdp Drainage Plan

5. Conclusion

The Planning Committee queries (7th September 2026) relating to connection of the foul water system and NRW comments in their response correspondence dated 4th September 2026 are addressed above and attached. This information is designed to allay any concerns of the planning committee and provide the confirmation necessary to enable NRW to issue a final and positive consultation response.

Appendix A

Infiltration Test Results

Appendix B

Avie Consulting Ltd Drainage Layout Drawing P4920-01 Rev H

Appendix C

Foul Drainage System Details and Photographs

Appendix D

Site Run-Off Modelling and bdp Drainage Plan