wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
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MEMORANDUM

From: **Ian Jones**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: **P/2024/1386**

Date: 11-10-2024

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1386, LAND AT, WREXHAM ROAD, RHOSTYLLEN, WREXHAM, LL14 4DH

AMNEWID PLOT I DDATBLYGIAD CYMERADWY P/2007/0686 (NEWID Y MATHAU O DAI A GYMERADWYWYD A FFYRDD AR Y SAFLE) / PLOT SUBTITUTION TO APPROVED DEVELOPMENT P/2007/0686 (ALTERATIONS OF APPROVED HOUSE TYPES AND ONSITE CARRIAGEWAYS)

INF23 - BURNING OF WASTE

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.

EN11 - DUST MANAGEMENT SCHEME

No part of the development shall commence until an appropriate Dust Management Scheme has been submitted to, and approved in writing by, the Local Planning Authority. The dust mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase.

RPT 2 - REPORT REQUIRED

Due to the presence of the A5152, a rail line and the number of proposed properties the following reports should be provided pre determination to enable this section to make an informed recommendation:

1) Air Quality

An air quality assessment for the pollutants of Nitrogen Dioxide and Particulate Matter (PPM10 & 2.5) shall be carried out and a report of the findings submitted to, and approved in writing by, the Local Planning Authority. The assessment shall:

a) Use appropriate modelling methods, as described in 'Local Air Quality Management Technical Guidance LAQM TG (22)', and

b) Provide a detailed scheme so as to comply with objective levels in the Air quality (Wales) regulations.

Any air quality assessment should additionally consider the impact of trains on the proposal for the pollutants of Nitrogen Dioxide and Sulphur Dioxide.

2) Noise report

A noise survey shall be carried out, and a detailed report of the survey findings submitted to, and approved in writing by, the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, Technical Advice Note (TAN) 11 – Noise. The report of the noise survey findings shall include:

a)Noise levels arising from day / night time activities in the vicinity of the proposed development site and the impact on the proposed accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of occupants of the proposed accommodation hereby approved

Any noise report should additionally include an assessment of noise and vibration from trains.

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Head of Service Public Protection