

MEMORANDUM



From: Ian Jones
Public Protection Service Manager

To:
Planning Control Manager
FAO Matthew Philips

Our Ref:

Your Ref: ENQ/2022/0328

Date: 06/12/22

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: ENQ/2022/0328 LAND NORTH OF BRYN LANE WREXHAM INDUSTRIAL ESTATE, WREXHAM.

REQUEST FOR AN EIA SCOPING OPINION

I note from the EIA Scoping Report that both Air Quality and, Noise and Vibration will be discussed.

I note the Air Quality assessment will consider:

- Demolition and construction stage traffic
- Operational stage traffic

The proposed methodology outlined in the scoping document is considered acceptable. Should a planning application be received I will also be recommending that a dust management scheme for the construction stage be required by condition:

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.

I note the Noise and Vibration assessment will consider:

- Construction noise and vibration
- Operation stage noise

The proposed methodology in the scoping document is considered acceptable. I would also advise that given the proximity of sensitive receptors I would be looking to recommend the following condition on any planning permission:

The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level at any time. The noise levels shall be

determined at nearby noise sensitive premises, and measurements and assessment shall be made in accordance with BS4142:2014 Methods for Rating and Assessing Industrial and Commercial Sound.

Further to the above and again due to the proximity of sensitive receptors, I would also consider a condition relating to external artificial light based on the final design, which I mention now in case the applicant would like to include it with their submissions for planning permission:

No part of the development shall commence until a scheme of external lighting has been submitted to, and approved in writing by, the Local Planning Authority. The scheme shall have regard to best practice guidance provided by the Institution of Lighting Professionals (<https://www.theilp.org.uk/resources/free-resources/ilp-guidance-notes/>). The external lighting scheme as required must include the following:

- a) Location and height of proposed lighting,*
- b) An Isolux diagram for the proposed lighting scheme to a distance that includes sensitive premises, and*
- c) Design of columns and any proposed hoods.*

The lighting shall be installed in strict accordance with the scheme as is approved prior to first use of the development, and shall thereafter be permanently retained in a fully operational condition.

I note that that the application also includes ancillary retail/hotel floorspace. Following an application for a hotel I would also look to recommend conditions relating to containing cooking odours and installing grease traps.

p.p.



Ian Jones
Public Protection Service Manager