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/2025/0143

Date: 18-06-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2025/0143, LAND SOUTH OF BRYN LANE, WREXHAM INDUSTRIAL ESTATE, WREXHAM, LL13 9US

Amended Plans - DYMCHWEL ADEILEDDAU PRESENNOL A CHODI CYFLEUSTERAU CYFLOGAETH (DOSBARTH B2/B8) GYDA LLETY SWYDDFA ATEGOL (DOSBARTH B1A) GAN GYNNWYS TIRLUNIO, PARCIO, MYNEDIAD A GWAITH CYSYLLTIEDIG ARALL / DEMOLITION OF EXISTING STRUCTURES AND ERECTION OF EMPLOYMENT FACILITIES (CLASS B2/B8) WITH ANCILLARY OFFICE ACCOMMODATION (CLASS B1A) INCLUDING LANDSCAPING, PARKING, ACCESS AND OTHER ASSOCIATED WORKS

RPT1 - REPORT REVIEW

Report 'Air Quality Assessment, Land South of Bryn Lane, Wrexham' Dated 29 January 2025 Ref XX-HML-XX-XX-RP-U-820001 Issue P03 By Hilson Moran has considered the potential impact on air quality from both the construction phase and the operation al phase:

Construction: The report has demonstrated that there is a potential impact on nearby receptors from construction activities. Therefore a scheme of mitigation has been proposed. So as to control construction dust the report has provided a scheme based on the Institute of Air Quality guidance (IAQM) (Table 6.1 & 6.2), These proposals are accepted and I recommend that these be conditioned on any planning permission.

Operational: Modelling has shown that for the key traffic pollutants that levels are predicted to be well below the regulatory levels and therefore no mitigation is required.

This section has no objection to this proposal on the basis of Air Quality subject to the inclusion of the operational phase dust management plan

Noise: Has modelled the impact from the proposal on nearby sensitive receptors and demonstrated that the process noise will be below current background levels These conclusions are accepted. Further the report has recommended noise limits for the proposal in Table 5.2. These limits are the existing background noise levels at the 4 receptors for both and night time. I recommend that these levels be conditioned on any planning permission so as to protect residential amenity.

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.

INF22 – MINOR DEMOLITION CONSTRUCTION NOISE

All works in relation to the implementation of this permission, including deliveries to and /or leaving the site, should be undertaken only between the hours of 07.30 to 18.00 Monday to Friday, 08.00 to 14.00 on a Saturday, and at no time on a Sunday or a Bank Holiday. Outside these times, any works which are audible beyond the site boundary have the potential to cause unreasonable disturbance to neighbouring premises.

The applicant is advised that the Council has the option to control construction noise by serving a Control of Pollution Act 1974, Section 60 Notice where deemed necessary, and failure to comply with such a Notice can result in prosecution.

The applicant is further advised that any complaints received relating to noise of any type from the development may also be investigated using the Council's Standardised Procedure for Dealing with Noise Nuisance Complaints. This is done under the Statutory Nuisance provisions provided within the Environmental Protection Act 1990, and legal action may be taken where appropriate.

The applicant must adhere to the times given above wherever possible. If, however, there are urgent or unavoidable circumstances requiring work outside of the specified times, permission to proceed may be

sought by contacting Environmental Health & Housing Standards at healthandhousing@wrexham.gov.uk or 01978 292040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

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Head of Service Public Protection