

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2021/0077

Date: 25-02-2021

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2021/0077, CAE MOR FARM LLWYN MAWR PONTFADOG LLANGOLLEN

CODI UNED CYNHYRCHU EGG AM DDIM ORGANIC A PHOB GWAITH CYSYLLTIEDIG / ERECTION OF AN ORGANIC FREE RANGE EGG PRODUCTION UNIT AND ALL ASSOCIATED WORKS

ZP12 -ODOUR CONTROL

It is recommended that the recommendations listed in document "Odour Management Plan. Erection of an Organic Free Range Egg Production Unit including silos and associated works" by Roger Parry & Partners LLP dated August 2020 should be conditioned as part of any planning permission.

A26N - TAN11 NOISE SURVEY ADVICE

It is recommended that the recommendations listed in document "Noise Management Plan. Erection of an Organic Free Range Egg Production Unit including silos and associated works" by Roger Parry & Partners LLP dated August 2020 should be conditioned as part of any planning permission.

ZP04 - AIR HANDLING / EXTRACTION PLANT BS4142 ASSESSMENT

The rating level of any noise generated by air handling plant associated with the 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.

A23N - BURNING OF WASTE ADVICE

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 such a 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 Planning & Regulatory Department on 01978 292 040 for further advice and information.

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Head of Planning and Regulatory