



MEMORANDUM

From: Ian Jones

**Head of Service Public Protection
Service Planning Development**

Our Ref:

Date: 31-10-2023

To: Matthew Phillips

Head of

Your Ref: P/2023/0683

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

**Re: P/2023/0683, K BLOCK WREXHAM UNIVERSITY MOLD ROAD CRISPIN LANE
WREXHAM**

**DYMCHWEL ADEILAD PRESENNOL AC ESTYNIAD DEULAWR I ADEILAD ACADEMAIDD A
GWAITH CYSYLLTIEDIG / DEMOLITION OF EXISTING BUILDING AND TWO STOREY
EXTENSION TO ACADEMIC BUILDING AND ALL ASSOCIATED WORKS**

ZP07A NOISE SURVEY

No part of the development shall commence until a noise survey has been carried out, and a detailed report of the survey findings has been 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 upon the existing or proposed accommodation, and

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

The measures as are approved shall be fully implemented prior to the first occupation / use of the development.

ZP04 - AIR HANDLING / EXTRACTION PLANT NOISE LEVEL CONDITION

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.

ZP11 - 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.

ZP11A - VIBRATION MANAGEMENT SCHEME

No part of the development shall commence until an appropriate Vibration Management Scheme has been submitted to, and approved in writing by, the Local Planning Authority. Guide values for vibration levels shall not exceed those outlined in Table 1 of BS 7385-2:1993 (Evaluation and Measurement for Vibration in Buildings — Part 2: Guide to damage levels from ground-borne vibration). The vibration mitigation measures as are approved shall be fully implemented for the entire duration of the construction phase and, the results from monitoring undertaken for the purpose of compliance with this condition shall be made available to the Local Planning Authority upon written request.

ZP15 -EXTERNAL LIGHTING

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/](https://www.theilp.org.uk/resources/free-resources/ilp-guidance%20notes/)). 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.

A25N - DUST MANAGEMENT (SCHEME NOT REQUIRED BY CONDITION)

The Applicant is advised that under the dust from construction and / or demolition activities can be judged to be causing a statutory nuisance to neighbouring properties. A legal notice can be served requiring that any dust nuisance is abated, and failure to comply with the requirements of the notice can result in prosecution. 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.

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Head of Service Public Protection