



MEMORANDUM

From: Ian Jones

To: Matthew Phillips

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

Head of

Our Ref:

Your Ref: P/2021/0528

Date: 18-03-2024

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2021/0528, 23 - 24 HOPE STREET WREXHAM

Amended Plans - TROSI LLORIAU UWCH YN 9 FFLAT A 3 SWYDDFA (DEFNYDDIO DOSBARTH A2) / CONVERSION OF UPPER FLOORS TO 9 APARTMENTS AND 3 OFFICES (USE CLASS A2).

Environmental Protection - No Comments

It is advised that any noise assessment should pay particular attention to the night time economy noise in the area. Consideration should also be given to likely noise disturbance from forthcoming Chapter Court development.

Given the combined use of the proposal I would also recommend limiting the operational hours of the commercial development so as to protect the amenity of residents at the proposal.

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.

A23N - 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.

ZP09 - SOUNDPROOFING OF A BUILDING (BETWEEN FLOORS/WALLS)

No part of the development shall commence until a scheme of noise insulation and attenuation measures between existing and or proposed commercial use and the proposed residential use, in compliance with Building Regulations Guidance: Part E - Resistance to the Passage of Sound, has been submitted to, and approved in writing by, the Local Planning Authority. The measures as are approved shall be fully implemented in strict accordance with the scheme prior to first occupation / use of the development and shall thereafter be permanently retained.

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Head of Service Public Protection