



MEMORANDUM

From: Ian Jones

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

Our Ref:

Date: 13-09-2023

To: Matthew Phillips

Head of

Your Ref: P/2023/0500

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2023/0500, H PACK PACKAGING UK DAVY WAY LLAY INDUSTRIAL ESTATE LLAY

ADEILADU STORFA A WARYSAU DOSBARTH AU (DOSBARTH B8) / ERECTION OF STORAGE AND DISTRIBUTION WAREHOUSES (CLASS B8)

ZP05 - NOISE GENERATION - NOISE LEVEL CONDITION

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.

RPT1 - REPORT REVIEW

Report Caulmert Ltd, H-Pack Packaging, Llay, Wrexham, Noise Impact Assessment. Ref: 15147315/v00. Dated September 2022. Models that the predicted impact from vehicle movements, HGV deliveries and car parking are at or lower than the existing background levels for both day and night time. As such the overall prediction is of a negligible impact. The findings of this report are accepted.

Report H-Pack Packaging UK Ltd. Land Adjacent to H-pack, Davy Way, Llay, Air Quality Assessment. Dated November 2022 Discusses both construction dust impact and operational impact:

Construction dust impact: The report makes several recommendations to control dust during the construction phase (section 6). I recommend that these be required on the applicant by planning condition.

Operational effects, from road traffic emissions): Models the impact on Nitrogen Dioxide and Particulates (10 and 2.5 µm) levels as negligible. These findings are accepted.

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.

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.

A22NA – 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