

Sarah Hill

From: Paul Campini
Sent: 20 December 2022 11:44
To: Sarah Hill
Subject: RE: Planning application P/2022/0481 - Graig Y Corn

Hi Sarah

Given the below that sounds like a good idea and one I'm happy to support.

Thanks
Paul

From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 20 December 2022 11:40
To: Paul Campini <Paul.Campini@wrexham.gov.uk>
Subject: RE: Planning application P/2022/0481 - Graig Y Corn

Hi Paul,

Given the nature of the application, proximity to dwellings and the fact that this is a current Enforcement case I wonder whether it might be better to ask for the noise survey prior to determination. We're pretty certain that although they are showing the dog breeding activity to cease, they won't close it down even if planning permission is granted to replace it with stables as it's so well established and very profitable. What do you think?

Regards

Sarah.

Sarah Hill
Swyddog Cynllunio/Planning Officer
Economi a Chynllunio/Economy and Planning

Oriau gwaith/Working hours:
Dydd Mawrth/Tuesday: 08:00am to 15:30pm
Dydd Mercher/Wednesday: 08:00am to 15:30pm
Dydd Lau/Thursday: 08:00am to 15:30pm
Dydd Gwener/Friday: 08:00 to 12:00pm



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From: Paul Campini <Paul.Campini@wrexham.gov.uk>

Sent: 20 December 2022 11:08

To: Sarah Hill <Sarah.Hill@wrexham.gov.uk>

Subject: RE: Planning application P/2022/0481 - Graig Y Corn

Hi Sarah

I agree and recommended one in my original response, however, there were some issues with how responses were labelled from EH and it was shown as advice. These issues have now been resolved and hopefully the difference between recommendations for planning conditions and advice are clearer.

I would therefore recommend the following as a planning condition:

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 future 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.

Please don't hesitate to contact me should you wish to discuss this further.

Regards

Paul Campini

Swyddog Gorfodaeth / Enforcement Officer

Economi a Chynllunio / Economy and Planning



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From: Sarah Hill <Sarah.Hill@wrexham.gov.uk>
Sent: 15 December 2022 10:48
To: public_protection_service <public_protection_service@wrexham.gov.uk>
Subject: Planning application P/2022/0481 - Graig Y Corn

Hi,

Please find attached an amended set of plans in respect of this application. Please can you assess the proposals and inform me whether a noise survey would be required. Given the number of stables proposed I would suggest there could be a potential impact on residential amenity.

Thanks

Sarah.

Sarah Hill

Swyddog Cynllunio/Planning Officer
Economi a Chynllunio/Economy and Planning

Oriau gwaith/Working hours:

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Dydd Lau/Thursday: 08:30am to 15:00pm



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