



MEMORANDUM

From: Ian Jones
**Head of Service Public Protection
Economy and Planning**

To: David Fitzsimon
Chief Officer

Our Ref:

Your Ref: P/2022/1080

Date: 13-02-2023

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2022/1080, KRONOSPAN LTD HOLYHEAD ROAD CHIRK WREXHAM

CREU FFORDD FYNEDIAD NEWYDD, PARC LORIS, PONT BWYSO AC ADEILAD, MAES PARCIO, BLOC CYFLEUSTRAU, ARDALOEDD STORIO COED CRWN, IS ORSAF 132 KV A GWAITH ATEGOL / CONSTRUCTION OF NEW ACCESS ROAD, LORRY PARK, WEIGHBRIDGE AND BUILDING, CAR PARK, FACILITIES BLOCK, ROUNDWOOD STORAGE AREAS, 132 KV SUBSTATION AND ANCILLARY WORKS

RPT1 - REPORT REVIEW

Air Quality report ' PROPOSED NORTH ACCESS ROAD AND LORRY PARK, KRONOSPAN, CHIRK, LL14 5NT, AIR QUALITY ASSESSMENT, For: Kronospan Limited' Dated: December 2022 Ref : R3030-R02-v5 by Smith Grant considers both the construction and operational phase.

1) Construction:

Section 6.8 'Mitigation' of the report states that a Construction Environmental Management Plan (CEMP) is to be developed and implemented for the construction phase of the Proposed Development. I recommend that the requirement for a dust management scheme be conditioned on any planning permission.

2) Operation

a) The report considers the pollutants NO₂ and PM₁₀ from vehicle movements. It concludes that there will be a negligible change in pollutant concentrations at the identified receptors.

b) The report states the operation of the proposed round wood store would be incorporated into the sites environmental permit with relevant dust controls. Furthermore the report states that the proposed bund along the eastern side of the proposal will provide additional mitigation from this operation.

The conclusions of this report are accepted.

Noise Report 'NORTH ACCESS ROAD INTO THE KRONOSPAN FACILITY, LORRY PARK, WEIGHBRIDGES AND WEIGHBRIDGE BUILDING, WEIGHBRIDGE CAR PARK AND FACILITIES BLOCK, ROUNDWOOD STORAGE AREAS, 132KV SUBSTATION, AND ANCILLARY WORKS ENVIRONMENTAL STATEMENT CHAPTER 8.0 – NOISE AND VIBRATION' Dated DECEMBER 2022 By Axis makes the following comments:

1) Table 8.1 states that as part of the noise mitigation a restriction stating that the log loader would not be used at the proposed lorry park and round wood storage areas during night-time periods (only between the hours of 07.00 and 19.00). I recommend that consideration be given to conditioning this on any planning permissions

2) Paragraph 8.4.3 details mitigation methodology that will be incorporated into a Construction Environmental Management Plan (CEMP). I recommend that the mitigation methods be conditioned as part of any planning permission

3) Furthermore paragraph 8.4.3 identifies that acoustic screening is required around Bryn Hyfryd during the operation of the proposal. I recommend that this be conditioned as part of any planning permission.

4) Operational noise from use of the lorry park has been modelled with receptors at Afon Bradey farm, George Street and Canal & Marina predicted to experience a slight increase in noise during the day and night and Wern & Offa during night time. In isolation these increases would not be described as significant, however it does represent an increase in background which future developments could add to, a situation known as background creep. It is recognised however that this proposal may bring an improvement in reducing the current noise levels experienced at properties in Chirk. I therefore request that the applicant be approached to vary this report to show the impact of the development verses the current situation.

5) The noise reports also considers the impact of vibratory works and predicted that during road construction it is predicted that the vibration levels are generally below the perceptible levels with one exception at Bryn Hyfryd where they are predicted to be perceptible but not significant. These calculations have been completed using conservative assumptions.

6) Section 8.7 of the report details mitigation methods to be employed to control operational noise. I note however that the proposed mitigation methods are not predicted to lower the predicted noise levels at Afon Bradley Farm and have only a minor reduction at George Street and Canal & Marina during the day a slight reduction at all three during the night. There is a notable reduction at Wern & Offa during the night from the proposed mitigation.

Without the supporting details to quantify any reduction in current noise levels that the proposal will bring this section is unable to fully comment on this report.

Light Report 'Proposed Lorry Park and Access Road, Kronospan, Chirk, Lighting Assessment' Dated December 2022 by Strenger has been reviewed in the context of impact on residential receptors. The findings of this report are accepted and I recommend the mitigation methods it details be conditioned on any planning permission.

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 approved shall be fully implemented for the entire duration of the construction phase.

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