

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: Shawn Fleet Planning
Control Manager

Our Ref:

Your Ref: P/2022/0181

Date: 22-03-2022

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2022/0181, LAND TO THE REAR OF 120 RHOSNESNI LANE WREXHAM Grid Ref:

ADEILADU 7 O UNEDAU MASNACHOL / CONSTRUCTION OF 7 COMMERCIAL UNITS

AIR QUALITY

Electric Vehicle Charge Points - Advisory

In line with the Welsh Governments decarbonisation targets, Welsh Government published the Electric Vehicle Charging Strategy, setting out its plans for charging electric cars and vans in Wales. In the interest of supporting and encouraging low emission vehicles, in the interest of air quality enhancement, and to comply with the aims and objectives of the Electric Vehicle Charging Strategy. We would encourage the provision of electric vehicle charge points and recommend the following minimum standard for numbers and power output:

- One Standard Electric Vehicle Charging Point providing a continuous supply of at least 16A (3.5kW) for at least 10% of parking spaces
- A Standard Electric Vehicle Charging Point is one which is capable of providing a continuous supply of at least 16A (3.5kW) and up to 32A (7kW). The higher output is more likely to be futureproof.
- For developments where some or all of the parking is likely to be used for shorter stay parking (30mins to 4 hours) then Fast (7-23kW) or Rapid (43kW+) charging points may be more appropriate. If Fast or Rapid charging points are proposed together with restrictions on the time that vehicles are allowed to be parked at these points then a lower number of charging points may be sufficient.
- The electrical supply of the final installations should allow the charging equipment to operate at full rated capacity.

- The installation must comply with all applicable electrical requirements in force at the time of installation.

ZP05 - NOISE GENERATION - BS4142 REQUIRED

The rating level of any noise generated by reason of this development shall not exceed the pre-existing background level by more than 5dB(A) 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.

A22NA – CONSTRUCTION / DEMOLITION SITE 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 292 040. Please use the same contact details for any other enquiries regarding construction / demolition site noise.

A26N - TAN11 NOISE SURVEY ADVICE

The proposed site sits in a predominantly residential area, and as such, I would suggest, the earlier proposed residential development is a more appropriate use of the land. The site is bound on all sides by buildings, mainly residential, screening road traffic noise - resulting the site occupying a quiet location. Any application for industrial use will result in this department requesting that a BS4142 noise impact assessment is conducted, and that appropriate noise restrictions are placed upon any such application. The result is that any industrial use will be restricted by noise controls to minimise any impact to local residents.

The use of the site for general industry is likely to result in increasing noise levels and potential disturbance unless tightly controlled, thus limiting any potential industrial use.

However, if the local planning authority is minded to approve such a use, I would recommend the following conditions:

Hours of Use - Condition

No industrial activities shall be carried out on the premises, including deliveries to or dispatches from the premises, outside the hours of

08:00 and 18:00 Monday to Friday and

08:00 to 13:00 Saturdays.

No activities shall take place on Sundays or Bank Holidays

Reason: To ensure that the proposed use(s) does not give rise to the loss of amenity to nearby residential properties, by reason of noise or disturbance at unsociable hours.

Keep Doors & Opening Closed - Condition

All doors and other openings to the xxxx (e.g. northern) elevation shall be kept closed except in cases of emergency

Artificial Lighting Not Permitted - Condition

This permission does not authorise the installation or use of any external artificial lighting.

Reason: For the avoidance of doubt as to what is being permitted and to safeguard the amenities of the occupiers of nearby properties in accordance with and Chapter 15 of the National Planning Policy Framework.

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Head of Planning and Regulatory