



MEMORANDUM

From: Rebecca Pomeroy

To: Shawn Fleet

**Head of Service Public Protection
Planning Control Manager**

Our Ref:

Your Ref: P/2022/0725

Date: 08-09-2022

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2022/0725, THE RACECOURSE MOLD ROAD WREXHAM

DATBLYGU'R KOP AR GYFER 5,500 O SEDDI I WYLWYR, YN CYNNWYS ARDAL LLETYGARWCH I HYD AT 500 O BOBL, GYDA CHAPASITI I 600 AR GYFER GOFOD ARDDANGOS NAD YW AR DDIWRNOD GEM, PARTH CYHOEDDUS NEWYDD A GWAITH CYSYLTIEDIG / KOP DEVELOPMENT FOR 5,500 SPECTATOR SEATS, INCLUSIVE OF A 500 CAPACITY HOSPITALITY AREA, WITH A 600 CAPACITY NON-MATCH DAY EXHIBITION SPACE, NEW PUBLIC REALM AND ASSOCIATED WORKS

ZIP05 - NOISE GENERATION - BS4142 REQUIRED

In relation to any plant at the proposed site, 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.

ZIP11 - DUST MANAGEMENT SCHEME REQUIRED BY CONDITION

The dust mitigation scheme detailed in report 'Wrexham Association, Football Club, Kop Development, Air Quality Assessment' Project No 1620012485, Dated 03-08-22 by Ramboll UK Ltd recommends a dust management plan be developed. I therefore recommend the following condition:

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

A26N - TAN11 NOISE SURVEY ADVICE

Report 'Wrexham Association, Football Club, Kop Development, Noise Impact, Assessment' Project no: 620012485, Dated June 2022 By Ramboll UK Ltd is accepted and I recommend its various mitigation methods to control noise be conditioned on any planning permission.

AIR QUALITY

The conclusions of Report 'Wrexham Association, Football Club, Kop Development, Air Quality Assessment' Project No 1620012485, Dated 03-08-22 by Ramboll UK Ltd that the vehicle trigger levels for a detailed assessment have not been met are accepted.

A23N - BURNING OF WASTE ADVICE

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 such a 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 Planning & Regulatory Department on 01978 292 040 for further advice and information.

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.

.....
Interim Chief Officer Planning and Regulatory

