

Cerys Jones

From: Sharon Holman
Sent: 04 March 2022 11:59
To: planning_admin
Subject: FW: P/2021/0560 - Trevor Basin

Civ – PP resp

From: Paul Campini <Paul.Campini@wrexham.gov.uk>
Sent: 04 March 2022 11:52 AM
To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>; Hannah Kent <Hannah.Kent@wrexham.gov.uk>
Subject: RE: P/2021/0560 - Trevor Basin

Hello Nick

Yes, odour control at pre-installation sounds reasonable and I would support this.

Regards

Paul Campini

Swyddog Gorfodaeth / Enforcement Officer

Iechyd yr Amgylchedd a Safonau Tai / Environmental Health and Housing Standards



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WRECSAM

UK CITY OF CULTURE BID 2025

From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Sent: 04 March 2022 11:47
To: Paul Campini <Paul.Campini@wrexham.gov.uk>
Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>; Hannah Kent <Hannah.Kent@wrexham.gov.uk>
Subject: RE: P/2021/0560 - Trevor Basin

Hello Paul,

Thanks for your response. The background context in relation to the noise assessment request will be helpful in preparing the necessary information.

With regard to the ventilation equipment condition – what about having this as a pre-installation condition? That will allow us to agree the equipment before it is installed but allow us to proceed with development in the meantime.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

Fearn's Wharf, Neptune Street, Leeds. LS9 8PB

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F 0113 2 81 6 886

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DD 0113 2 005 723

E nick.wild@canalrivertrust.org.uk



From: Paul Campini <Paul.Campini@wrexham.gov.uk>
Sent: 04 March 2022 10:03
To: Nick Wild <Nick.Wild@canalrivertrust.org.uk>
Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>; Hannah Kent <Hannah.Kent@wrexham.gov.uk>
Subject: RE: P/2021/0560 - Trevor Basin

You don't often get email from paul.campini@wrexham.gov.uk. [Learn why this is important](#)

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Hi Nick

In response to your email below. The noise report condition was recommended to planning for the below reasons:

- 1) The supporting planning statement mentioned activities 'which will also include services such as re-fuelling, water points, refuse and sewage disposal' presumably this will include the pump in the pump house on the 'GA Proposed Site Plan'? Which is referenced as 'Covered pump store out building and external (screened) fuel store'. Without further details as to this building, acoustic details of the pump and an estimate of the frequency and duration of its use.
- 2) External seating is referenced on the above plan in area 5, which I estimate to be within 50 metres of properties on Station Road.

- 3) The planning statement also states that the development will include a café. Noise from the extraction systems at these can be a problem.

The above is with a view to demonstrating compliance with the condition limiting noise to not exceeding the existing background.

As the plans didn't mention maintenance of the boats I assumed that there would be no mechanical or body works carried out at the proposed site? If these are planned then this would also warrant a noise assessment.

The reason that the cooking odour control is pre-commencement is in case the proposal is determined to be unacceptable, which could necessitate its removal and replacement in order to discharge the condition, resulting in an obvious delay and additional expense. However, if you are satisfied with this risk then I'm happy for details to be provided and, if acceptable, discharged before first use.

I'm happy to discuss the above further, though I'm about to be out of the office for a week. I will pick up any emails on my return.

Regards

Paul Campini

Swyddog Gorfodaeth / Enforcement Officer

Iechyd yr Amgylchedd a Safonau Tai / Environmental Health and Housing Standards



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From: Nick Wild <Nick.Wild@canalrivertrust.org.uk>

Sent: 02 March 2022 08:38

To: HealthandHousing <HealthandHousing@wrexham.gov.uk>

Cc: Sharon Holman <Sharon.Holman@wrexham.gov.uk>

Subject: FW: P/2021/0560 - Trevor Basin

Dear Sir/Madam,

I refer to my correspondence below with your colleague Sharon Holman (copied in) with regard to a Canal & River Trust (the Trust) planning application at Trevor Basin and your attached response.

You will see that Sharon has suggested the Trust contacts you directly with regard to two planning conditions that you have recommended and the Trust's initial response to those. The suggested planning conditions relate to carrying out a noise survey and providing details of the ventilation system (before development commences). I have copied in the conditions below and the Trust's initial response for consideration.

No part of the development shall commence until a noise survey in order to determine noise levels for both day and night has been carried out, and a detailed report of the survey findings together with a detailed scheme of noise attenuation and/or noise insulation measures has been submitted to and approved in writing by the Local Planning Authority. The measures as are approved shall be fully implemented prior to the first occupation / use of the development.	Pre-commencement	Is this condition necessary and relevant? The application site is part of the Pontcysyllte Aqueduct visitor attraction, a place of interest and a range of well-established visitor attractions are in place across the site such as an existing business. Additionally, a café and restaurant have been operated on this site for many years. In my knowledge, did not lead to any complaints of noise and disturbance. Furthermore, a house operates on adjacent land with a
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		It is not considered that the proposed café and restaurant business, especially in this location, would be problematic in terms of noise, disturbance and conflicting land use terms. The Welsh Government Circular: 'The use of planning conditions for development management' 2014, sets out the six tests established for applying planning conditions, which are: • Necessary. • Relevant to planning. • Relevant to the development. • Enforceable. • Precise. • Reasonable. Looking at the above tests and context of the site environment and surrounding, it is queried whether this condition is 'necessary', 'relevant' to the development or 'reasonable'. Happy to discuss.
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No part of the development shall commence until details of the means of ventilation for the extraction and dispersal of cooking smells, including details of its method of construction, odour control measures, its appearance and finish have been submitted to and approved in writing by the Local Planning Authority. The approved details shall be fully implemented prior to first use of the development and shall thereafter be permanently retained in an effective condition.	Pre-commencement	The details required by this condition a does it need to be a pre-commenceme could agree that this is either pre-occu of starting work.
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I would be extremely grateful if we could discuss the points raised above please?

Thanks in advance.

Regards

Nick Wild MA MRTPI

Senior Delivery Planner (north and north wales)

Canal & River Trust

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