

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: Shawn Fleet Planning
Control Manager

Our Ref:

Your Ref: P/2022/0017

Date: 28-01-2022

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2022/0017, LAND EAST OF BRYN LANE WREXHAM INDUSTRIAL ESTATE WREXHAM Grid Ref:

ADEILADU UNEDAU DIWYDIANNOL (DOSBARTH B2/B8) / ERECTION OF INDUSTRIAL UNITS (CLASS B2/B8)

A26N - TAN11 NOISE SURVEY ADVICE

The development site is in close proximity to residential properties and the developer is therefore required to carry out a noise survey in order to determine noise levels for both day (07:00 – 23:00 hours) and night (23:00 – 07:00 hours) having regard to Planning Guidance (Wales), 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 nearby residential properties, and
- b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the properties.

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 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.

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.

ZP11 - DUST MANAGEMENT SCHEME REQUIRED BY 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.

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Head of Planning and Regulatory