

MEMORANDUM



From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2021/0870

Date: 22-09-2021

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2021/0870, JOHNSTOWN JUNIOR SCHOOL YSGOL YR HAFOD AND NO 4 BANGOR ROAD JOHNSTOWN

**ESTYNIAD AR ADEILAD PRESENNOL YSGOL YR HAFOD A GWAITH
AILWAMPIO NEWID DEFNYDD, CODI ESTYNIAD AC AILWAMPIO ANNEDD
BRESWYL YN YR YSGOLDY – 4 BANGOR ROAD – O C3A (ANNEDD) I D1
(SEFYDLIADAU AMHRESWYL). GWAITH ALLANOL CYSYLLTIEDIG, TRIN
FFINIAU A GWELLIANNAU PRIFYRDD / EXTENSION AND REFURBISHMENT
OF EXISTING YSGOL YR HAFOD SCHOOL. CHANGE OF USE, EXTENSION AND
REFURBISHMENT OF SCHOOL HOUSE RESIDENTIAL DWELLING - 4 BANGOR
ROAD FROM C3A (DWELLING HOUSE) TO D1 (NON-RESIDENTIAL
INSTITUTIONS). ASSOCIATED EXTERNAL WORKS, BOUNDARY TREATMENT
AND HIGHWAYS IMPROVEMENTS**

A28N - ILLUMINATION / LIGHTING STAT NUISANCE ADVICE

Lighting has the potential for classification as a statutory nuisance under the Environment Protection Act 1990. If lighting is found to be causing a nuisance then an Abatement Notice may be served, and the applicant is advised to consider this when designing the installation of any lighting.

A32N - FOOD PREMISES – FOG ADVIC

Guidance on best management practice for catering outlet for the dispersal of fats, oils, grease and food waste, as issued by Water UK is available by contacting the Council's Planning & Regulatory Department on 01978 292 040 for further advice and information.

ZP16 -GREASE TRAPS

Prior to first use of the development a suitable grease trap shall be provided in order to prevent entry into the public sewerage system of matter (cooking fats, oils and grease etc) likely to interfere with the free flow of the sewer contents, or which would prejudicially affect the treatment and disposal of such contents.

ZP03 - (ODOUR) KITCHEN EXTRACTION DETAILS REQUIRED

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.

When designing such a system, it is recommended that reference to the following guidance should be made: EMAQ Control of Odour and Noise from Commercial Kitchen Exhaust Systems (Update to the 2004 report prepared by NETCEN for DEFRA).

ZP04 - AIR HANDLING / EXTRACTION PLANT BS4142 ASSESSMENT

The rating level of any noise generated by air handling plant associated with the 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.

A26N - TAN11 NOISE SURVEY ADVICE

The findings of report "ACOUSTIC SURVEY AND DESIGN SPECIFICATION, YSGOL-YR-HAFOD EXTENSION, JOHNSTOWN, REPORT REFERENCE NO. J003355-5027-RDC-01, 6 JULY 2021" by PDA Acoustic Consultants are accepted and I recommend its recommendations be conditioned as part of any planning permission.

ZP11 - DUST MANAGEMENT SCHEME REQUIRED BY CONDITION

The dust management scheme detailed in the report "Construction Phase Plan (Including Environmental), Project at: Ysgol Yr Hafod, Bangor Road, Johnstown, Wrexham, LL14 2SW. Ref:IMS-8.1-Construction Phase Plan (Inc. Env) Revision 1 dated 20/08/202", is accepted and I recommend it be conditioned as part of any planning permission.

.....

Head of Planning and Regulatory