

MEMORANDUM

From: Ian Jones Public Protection
Service Manager

To: David Williams Planning
Control Manager

Our Ref:

Your Ref: P/2018/0974

Date: 26-11-2018

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2018/0974, UNIT 6 WHITEGATE INDUSTRIAL ESTATE WREXHAM

CHANGE OF USE FROM USE CLASS B8 AND B2 TO USE CLASS D2 FOR LEISURE AND SPORTING ACTIVITIES (INDOOR TRAMPOLINE PARK)

Contaminated Land

ZP01B - Contaminated Land - Phased Investigation

It is noted that the proposed development is in a building previously used for industry, this may have caused contamination to be present. In light of this it will be necessary to condition any future consent so as to ensure that any potential contamination issues are adequately dealt with. I would recommend that the following conditions and note to applicant be applied to any future consent that may be granted.

No development shall take place until a phased site investigation of the nature and extent of contamination has been carried out and submitted to and approved in writing by the Local Planning Authority. If any contamination is found during the site investigation, no part of the development shall commence until a scheme specifying the measures that will be taken to remediate the site to render it suitable for the development hereby permitted has been submitted to and approved in writing by the local planning authority. The site shall thereafter be remediated in accordance with the approved scheme. If during the course of development any contamination is found that has not been identified in the site investigation, no further development shall take place on those parts of the site where that contamination has been found until an additional scheme of remediation has been submitted to and approved in writing by the local planning authority for those parts of the site. The relevant parts of the site shall thereafter be remediated in accordance with the additional scheme of remediation

ZP02A - Verification Report - Contaminated Land

Each part of the site subject to the remediation under the scheme(s) approved as part of condition @@ shall not be occupied/used until a Validation Report has been completed in respect of that part of the site and submitted to and

approved in writing by the Local Planning Authority.

A11NA - SITE CONTAMINATION

Further advice on compliance with condition no. @@ may be obtained by contacting the Council's Environmental Protection Team on 01978 298989 or contaminatedland@wrexham.gov.uk. Should the investigation identify contamination issues that may affect receptors other than the site users e.g. groundwater, then it is recommended that these works are also addressed in consultation with the Council's Environmental Protection Team prior to commencement of works on site.

Environmental Protection

This development has the potential to cause disturbance to nearby residential properties from amplified music. The following noise restriction should therefore be included in any permission that may be granted:

The A-weighted equivalent continuous noise level (LAeq) emanating from the application site, as measured 1 metre from any facade of any noise sensitive premises over any 5 minute period with amplified music taking place shall not increase by more than 3dB when compared to a similar measurement, from the same position, and over a comparable period, with no amplified music taking place.

The unweighted equivalent noise level (Leq) in the 63Hz Octave band, measured using the "fast" time constant, inside any living room of any noise sensitive premises, with the windows open or closed, over any 5 minute period with amplified music taking place, shall show no increase when compared to a similar measurement, from the same location(s), and over a comparable period, with no amplified music taking place.

No sound emanating from the establishment shall be audible within any noise sensitive premises between 23.00 and 07.00 hours."

Advice to Applicant

The applicant should seek advice from a suitably qualified and competent acoustic consultant with regard to achieving the requirements of this condition

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Head of Planning and Environment