wrexham
COUNTY BOROUGH COUNCIL
CYNGOR BWRDEISTREF SIROL
wrecsam

MEMORANDUM

From: **Ian Jones**
Head of Service Public Protection

To: **Matthew Phillips**
Head of Service Planning Development

Our Ref:

Your Ref: P/2024/1540

Date: 24-07-2025

Town and Country Planning Act 1990

Town and Country Planning (General Development Procedure) Order 1996

Re: P/2024/1540, CRISPIN LODGE, MOLD ROAD, STANSTY, WREXHAM, LL11 4YF

OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED) (DYMCHWEL ANNEDD BRESENNOL) / OUTLINE APPLICATION FOR ERECTION OF DWELLING (ALL MATTERS RESERVED) (DEMOLITION OF EXISTING DWELLING)

RPT 2 - REPORT REQUIRED

(WCBC 53)

As the proposed site is in close proximity to some busy roads and a main junction off the A483 I recommend the following reports be required pre determination:

Air Quality

An air quality assessment for the traffic pollutants from nearby road sources shall be carried out and a report of the findings submitted to, and approved in writing by, the Local Planning Authority. The assessment shall:

a) Use appropriate modelling methods, as described in 'Local Air Quality Management Technical Guidance LAQM (TG22)', and

b) Provide a detailed scheme so as to comply with objective levels in the Air quality (Wales) regulations.

Noise

A noise survey shall be carried out, and a detailed report of the survey findings submitted to, and approved in writing by, the Local Planning Authority. The noise survey shall determine noise levels for both Day (07:00 – 23:00 hours) and Night (23:00 – 07:00 hours), having regard to Planning Policy Wales (PPW) Guidance, 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 the proposed accommodation, and

b) A detailed scheme of noise insulation and / or attenuation measures so designed to safeguard the amenity of the occupants of the proposed accommodation.

INF23 - BURNING OF WASTE

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 the 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 Environmental Health & Housing Standards Team on healthandhousing@wrexham.gov.uk or 01978 292040 for further advice and information.

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Head of Service Public Protection